

**Approved November 9, 2022  
LANDSCAPE AND FACILITIES COMMITTEE MEETING  
October 12, 2022  
MINUTES**

**PRESENT:** Michael Greene, Jon Pardoll, Karen Tjernlund, Paul Schnetzky, Leslie Friedman, Steve Merkovich, Gary Walker (Committee Members)  
Karen Jones (General Manager)  
John Rivera (SDL personnel)  
Jesse LaPlaca (Facilities Manager)

**ABSENT:**  
**HOMEOWNERS:**

**HOMEOWNER COMMENTS** – Not included as part of the Minutes.

**CALL TO ORDER**

Michael Greene, Chairman, called the meeting to order at 9:00 a.m.

A quorum was confirmed with all members in attendance.

**MINUTES – September 14, 2022**

Corrections will be made as requested, and the Minutes will be resubmitted for file.

***MOTION by Mr. Schnetzky, second by Mr. Pardoll, to approve the July September minutes as presented. Carried with Mr. Merkovich and Mr. Walker abstaining as they were not in attendance at the meeting.***

**UNFINISHED BUSINESS**

**LRP Update:** Mr. Pardoll provided an update on LRP. Ms. Jones stated there is \$85,000 to hire an Architect to look at a location and design for a fitness center.

**Horseshoe Pits and Cornhole Location:** Ms. Jones reported the area north of the tennis courts at the Lakes may not be a good location for the horseshoe pits and cornhole game due to parking constraints. It has been suggested these activities be moved to the grass area south of the woodshop. Players would use the Administration Parking Lot. A pergola would be constructed to provide shade. Using this area also aids in the turf reduction project as the remaining area would be xeriscaped.

***MOTION by Mr. Schnetzky, second by Mr. Merkovich, to locate two horseshoe pits east of the tennis court and to locate four cornhole pits south of the woodshop. Motion failed with only one vote in favor.***

***MOTION by Ms. Friedman, second by Mr. Merkovich, to relocate the horseshoe pits and to put two cornhole pits in the area south of the woodshop. The area north of the tennis courts will be xeriscaped. Carried unanimously.***

**Vistas Pool Update:** Mr. LaPlaca reported work is progressing very well and is on schedule. Shotcrete has been done. Progress photos will be posted on the Association's website.

**NEW BUSINESS**

**Lakes Complex Roof Tile Replacement:** Four proposals have been obtained and are in the Committee Packet for review and discussion. Proposals include: KYKO Roofing (\$49,900), Renco Roofing (\$77,251), Armored Roofing (\$59,995) and Brown Roofing (\$56,000). The Facilities Manager and General Manager

are recommending the project be awarded to KYKO Roofing in the amount of \$49,900. There is \$29,000 budgeted for this work.

***MOTION by Mr. Schnetzky, second by Mr. Walker, to approve the recommendation from management and to accept the proposal from KYKO in the amount of \$49,900 to replace all roof tiles with new battens and underlayment on the Administration building, tennis shed, belltower, north wing and aerobics areas. Carried unanimously.***

**Vistas Foam Roof Re-Coat:** Two proposals were obtained – KYKO Roofing (\$27,800 single coat, \$47,700 double coat) and Renco Roofing (\$32,414 single coat, \$53,854 double coat). The Facilities Manager and General Manager are recommending the contract be awarded to KYKO Roofing.

***MOTION by Mr. Schnetzky, second by Mr. Pardoll, to approve the recommendation from management and to accept the proposal from KYKO in the amount of \$27,800, single coat, for the roof recoat at the Vistas Recreation Center and the FALC. Carried unanimously.***

**Community Tour with the City of Peoria:** Mr. Greene and Ms. Jones reported on their recent tour of the community with representatives from the City of Peoria. Information is awaited on the amount of turf area that is allowed and how much will have to be converted to xeriscape due to water restrictions. Considerable discussion followed.

**Facilities Usage Report:** Report for the period August 30 through September 25, 2022 included in the Committee Packet for review and discussion.

#### **MANAGER – REPORTS**

**Landscape Report:** Report from SDL included in Committee packet for review and discussion, with clarification provided as requested.

**Facilities Manager Report:** Report included in Committee packet for review and discussion with clarification provided as requested.

**Water Consumption History Report:** Report included in Committee packet for review and discussion with clarification provided as requested.

#### **FOR THE GOOD OF THE ORDER**

- The part for the botanical clock is expected to be received and replaced by mid-November. Flowers will be replanted as necessary.
- About 50 residents attended the first Mayoral meet and greet. The second meet and greet is scheduled for next Monday.
- Peoria, AZ came in 29<sup>th</sup> in the recent safety report. Recent reports on drug paraphernalia found on the property are false; it is believed the foil squares were used to set candles on. No drug residue was found on any foil square.
- The Chief of Police attended the most recent General Manager's Coffee to discuss crime and safety in WVA. The person who was responsible for theft from the RV lot has been caught. Residents will be reminded that garage doors should be kept closed at all times to prevent crimes of opportunity. Vehicles should be locked and personal items such as purses and wallets should not be left in vehicles.
- Discussion on security lights – what is and is not allowed? Floodlights with motion sensors cannot be installed on the front of the home but they are allowed on the side yard and the back of the home.
- There are Standards for cameras and motion lights that explain what is permitted.

**The next Meeting is November 9, 2022, 9:00 a.m., at the FALC.**

With no objection the meeting was adjourned at 11:00 a.m.

Respectfully submitted,  
Jody Brown, Recording Secretary  
**MINUTES & MORE**