

FACILITIES AND GROUNDS COMMITTEE MINUTES

Phoenix Room

January 7, 2025

Meeting called to order at 10:00AM by Gregg Lorimor

Members Present: Gregg Lorimor, David Patterson, Ann Thomas, Judy Daidone, Bruce Wickstrom and Steven Philbrick.

Also Present: Board Liaison Marty Neilson, General Manager Steve Hardesty, Facilities Manager Jim Miller, Golf Course and Common Area Manager Scott Anderson.

Guests Present: Don Barrie, Peggy Scales, Larry Scales, Winnie Streeter, Don Hicks, Jeanne Lohela, Lyndi Kopp, Stan Kopp, Jack Hahn, Sharon Lawrence, Bob Thomas, Jayne Hasapopoulos, Peggy Verdon, Wendy Schneider, Kathy Stottz, Pete Lackner, Terry Kohler, Adrienne Widrikis, Marlon Olshefski, Donna Timms, Olive Timms, Rick Lungo, David Davidson, Ricki O’Keeffe, Maryann Sinerius.

There was an addition to the Agenda. Dave mentioned a concern about powering off the overhead projector in the lecture hall, especially after hours. Steve and Dave will work together for a solution.

Minutes of the December 3, 2024 meeting were approved.

Chair Comments: There were no questions regarding the Committee Responsibilities document.

The Facility and Grounds Committee Goals for 2025 will be updated.

Board Activity Report: Marty mentioned the status of the annual budget is in a good place. The Pool Task Force proposal 3.5 conceptual design was accepted by the HOA Board. The first community meeting will be January 8th. The homeowners will have the final say. Projected cost \$5.4 million. The vote will take place in March if majority of homeowners are in favor of the plan.

Management Reports:

Steve has spent most of his time working on the pool project. He also mentioned that 2 positions for HOA Board are available for March elections.

Jim mentioned that his crew is replacing the card rooms with LED lights which will save money. Christmas decorations have been stored away. AT PV, a hot water tank leaked and needs to be replaced. Jim is negotiating with contractors to get the best deal. Hopefully he can find tankless vats which have a longer warranty and are less expensive as well as able to keep functioning.

There was a question from the audience regarding the lights on Alma School not being bright enough. That is a Maricopa County issue and residences are encouraged to contact MCDOT.

Scott reported that a 12” Pima pipe leaked on Alma School. Most of Scotts crew are involved with maintenance. Of our water allotted of 1358 acre-feet we will only utilize 1303 in 2024.

Project Review: It was recommended that there be a member of F & G Committee to represent the homeowners to oversee the pool project. Dave Patterson was appointed as our liaison.

Marty suggested to refurbish the Cottonwood pool bathrooms in conjunction with the CW Pool project.

Old Business: Nothing new. Pima in process of installing a vault on PV golf #8.

New Business: Pete Lackner represented several home owners who live on Hidden Lake. They have major concerns about the destruction of the area due to the cormorants nesting in the trees. Scott is in agreement that several trees could be removed. Although that may help solve part of the problem, the cormorants will find other places to dwell in Sun Lakes. This is also a concern from a health and sanitation issue. Scott is in agreement that several trees could be removed although funding will need to be approved by the Board. The committee agreed that trees could be removed.

Management Recommendations: Remove some trees around Hidden Lake. Include refurbishment of bathrooms in the CW Pool project

Board Recommendations: Approve Sandra Givens to replace the vacancy on the committee, bringing our number back to 7 members. Approve funding for tree removal on Hidden Lakes.

The meeting was adjourned at 11:20 at which time the committee interviewed 2 candidates for the committee.

Next Regularly Scheduled Meeting: February 4, 2025 in Phoenix Room 10AM

Submitted by Ann Thomas

Secretary