

Recreational Area Management Board
(RAMB)

Minutes
May 12, 2022
5:30 pm

Present: Kate DeVries - Chair, Dubravka Stupar, Dana Patron, Linda Castiglioni, Romano Cressoni, Connie McKenzie, Dan Bredesen – Maintenance Supervisor, Chris Robson - General Manager. Also present via Zoom was Russell Boyd.

Absent: Jenney Kroeger, Lou Ohly, Connie Sawatzky, Tracy Svec.

Guests were Iris Matthys, Kathy Schwartz, Mark Schoennauer

The RAMB meeting was called to order at 5:30 pm.

Building and Grounds:

RSG Update

- RSG has been here doing some cleanup and re-seeding of the area behind the maintenance shop. We have created a punch list of things left to be finished, which we will be sending to them to schedule and complete.
 - Building 5 has requested to have their section of the parking lot restriped. Dan to reach out to the re-strippers to get cost and have conversation with board
 - There are questions regarding for building 5-8. We will be reaching out to see what, if anything can be done, although they were not on the original plans from G-Cubed. Romano Cressoni began asking Dan questions that had already been answered in multiple meetings. The chair of the committee asked that we keep everything respectful, and Romano packed up and left.

Flowers/Beautification Club

- Committee wants to ask for approval and recommendation to the MB for a \$900 budget for flowers and a butterfly garden
 - \$900 also includes 2 new pots to replace broken ceramic pots, and 2 new umbrellas for tables
 - Motion by Linda, 2nd by Kathy, motion carries.

Skylight Maintenance

- The installer of the skylights/window lights reached out and inspected the skylight windows. We were told if we did nothing, they have about 3-4 years of life left, however if we did the maintenance on them, we would extend that life to about 15 years. Cost to replace them all now is about \$35,000, cost to maintain them to extend the life of the skylights is about \$11,000.
 - Motion by Dubravka, 2nd by Kathy to approve the maintenance of the skylights. Motion carries.

Ash Trees

- Discussion was had about the current plan regarding ash trees. Previously we had decided to remove them all, and do a few each year. There are new treatment options available which were discussed.

- Motion by Connie, 2nd by Kathy to approve Dan/Chris working with individual buildings on their tree plan going forward. Motion carries.

Rec Area Cameras

- It was determined this week that the camera system in the rec area has failed. We are currently able to see the live view, but the system is not recording and are not able to view any historical footage of the cameras. The camera systems we have been using (Lorex) is a good system and would be a good fit as a replacement. This system runs around \$750 plus tax for an 8 camera system. Maintenance would install but would need to run new cable, estimate about \$150 for cable. Also there is an upgraded warranty that gives us 5 years of coverage as opposed to one year for \$110, for a total estimated cost of \$1,100.
 - Motion by Linda, 2nd by Dubravka to approve purchasing and installing the new Lorex camera system for the rec area.

Garbage Contract

- As the garbage contract was up in May, Chris and Brian Kroeger reached out to other garbage companies in the area. We are down to Waste Management, Hometown Haulers, and our current vendor LRS. Waste Management wasn't contacted as in the past their fees were high and their reputation in the area has been bad. Hometown Haulers came in at a cost of \$5,960, with a 5 year contract, and a guaranteed rate for the first 2 years. The only increase would be taxes and fuel. After negotiating with our current vendor LRS, they came in at \$8,500 with **NO** rate guarantee. Hometown Haulers would save the complex around \$30,000 over the new contract with LRS. Around \$60,000 over the current rates.
 - Motion by Dubravka, 2nd by Diane, motion carries to switch to Hometown Haulers effective July 1, 2022.

Spectrum Contract

- The results of the survey are in, and the majority (around 2/3 of respondents) have elected to stay with Spectrum and maintain both cable and internet.
 - Motion by Kathy, 2nd by Dana to approve renewing the contract with Spectrum for 5 years, with a 3 year rate cap, and no more than 4% increase in years 4 and 5.

Outdoor Pool

- Discussion was had about pool chairs and that the newer ones are better ergonomically. Dan stated that we had attempted to purchase a few new ones in 2021, but they were backordered, and may still be. Dan is to check with Halle and research where to get new pool chairs

Motion to Adjourn:

- The motion to adjourn was made by Linda Castiglioni and was seconded by Connie McKenzie.
- The motion was approved and the meeting ended at 6:25 pm.

Minutes Respectively Submitted By: Chris Robson