

Civano Common Area Asset (CCAA) Committee Committee Meeting Minutes

DRAFT

Date: June 11, 2024
Time: 2:30 pm
Location: Activity Center & Zoom

Committee Members Present: Wendy Walker, Lee Ann Kenniston, Julie Doll, and Dianne Wilcox.

Committee Members Absent: Rick Hanson, Robin Rathman & Robin Johnson.

Alternate Members Present: Ian Roberts (Zoom).

Alternate Members Absent: Hannah Walker.

Members Present were Kirk Walker, Lyndell Roe, Dean Burke (Zoom) and Chris Coleman (Zoom).

Present from Solar Gain was Salvadore Andrade, Cole Morelli, and Robert Neifert.

Also present from Paul Ash Management was Jena Carpenter and Rebekka MacDonald.

- I. Call to Order / Roll Call** – Wendy Walker called the meeting to order at 2:33 PM
- II. Approval of Minutes – May 23, 2024** – A motion made by Julie Doll to approve the minutes as presented was seconded by Wendy Walker and passed unanimously.
- III. Management Report/Project Update**
 - a. Basketball Hoop/Court – obtaining quotes to have the hoop moved to the north end of the court or to add a new hoop to the north end.
 - b. An additional request for Soccer nets and back stop was received in office.
 - c. Playground – Fencing and gate repairs scheduled in the next 2 weeks – total to fix the fence and gate is \$695. Bids for painting on their way with the rotunda painting bids.
 - d. Rotunda Doors – Completed, the contract did NOT include rekeying our existing keys. We presently have a list of everyone who has a new key to the Rotunda and will be taking requests for anyone who may still need one. Electronic door locks will be reviewed at the July meeting. We have Roadrunner & Titan Alarm bidding and looking for a 3rd.
 - e. Quotes for Drainage & North Ridge erosion were approved by the Board – 1st onsite meeting with WLB has not yet been scheduled, requested an update.
 - f. Quotes for fall surface/wood chip replenishment at south swing set being obtained we have two and need a 3rd.
 - g. We will be having 3 bollards replaced, one at Mary Webber, one at Sixto Molina and the last at Summer Storm.
 - h. Adrienne St. John did not want to be an alternate and resigned her position on the CCAA.
- IV. Old Business**
 - a. Solar energy/panels for pool – Solar Gain
Cole Morrelli, Salvador Andrade, and Robert Neifert were present to discuss their proposal for solar panels at both the north and south pool. These panels would produce energy and require taking the space of the existing solar system which are only to heat the pool water. Two bids were provided.

1. Both pools with additionally installed solar canopies: \$258,834.00
2. Both pools using existing ramadas and no solar canopies: \$161,368.00

It is unclear as to whether the options would provide enough electricity to run electric heaters for the pools, further investigating to be done and information needed which includes gallons of water the number of heaters needed for each pool and similar information.

Management was asked to work with Solar Gain and reduce the scope to one pool and see if Solar Gain's thoughts for a hybrid solution utilizing existing equipment and increase use with a heat pump that is solar powered. Further information to be obtained from Oasis on pool gallons and heaters needed to properly heat the pool.

V. New Business:

a. As Brought Forth:

Ms. Carpenter mentioned that she is preparing a survey for residents and wanted to inquire as to any questions they might have for community residents.

VI. Adjournment – With there being no further business the meeting was adjourned at 3:41 pm.

Respectfully submitted,
Jena Carpenter, AMS, PCAM
For The Civano Common Area Asset Committee