

Grand Lakes Maintenance Committee

Meeting Date: December 2, 2021 (10am-noon)

Committee Members in Attendance: Leigh Anne Goerland, Ron Minks

Meeting Minutes

Brickwork

No brickwork bids were available to review by the meeting.

Playgrounds

Leigh Anne and Ron reviewed the playgrounds scope of work and pre-qualified vendors prepared by Ron. Ron shared the research involved in preparing the scope, which included visiting each playground, cataloging playground components, studying the May 2021 inspection report, reviewing material from manufacturers of equipment installed in Grand Lakes (such as Landscape Structures), and researching industry standards (such as ASTM and CPSC) with regard to component repair and end of life. It was clarified that mulch will not be listed in the scope since the Association currently contracts for that separately. We also agreed to recommend the inspection report be sent with the scope of work when obtaining bids. The scope of work covers all seven Grand Lakes playgrounds. The allocation of funds within the 2016 reserve study for playgrounds was also discussed.

Leigh Anne will add formatting, a GIS map, and Ron's photos to the scope and draft an email to the Board recommending bids be obtained.

Trash Cans and Benches

The trash can and bench powder coating issues pdf, scope of work and pre-qualified vendors prepared by Leigh Anne was reviewed. Leigh Anne noted that the scope statement incorporates maintenance information from the bench manufacturer, and that the pre-qualification includes the vendor from MUD 2's current powder coating initiative. The committee members agreed on recommending a slab be added under the metal bench in Phase 1 South to prevent corrosion. Minor clarifications were added to the scope and suggestions made for presenting the recommendation to the Board. Leigh Anne will draft and email for the Board.

Dog Waste Stations

The current state of the dog waste stations was discussed. Leigh Anne shared that she visited all 19 dog waste stations in November and catalogued their condition. Rust and peeling paint are prevalent on cans and poles, with chips and fading on signs and dispensers. The committee reviewed the 2021 replacement costs from Zero Waste

USA, including individual components and complete stations. We also discussed the challenges associated with repainting, especially with regard to the instructions on the dispenser box. It was noted that the total replacement value of these assets is low, and a decision was made to recommend station replacement over repair or partial repair for the stations currently experiencing issues.

Leigh Anne will reach out again to Zero Waste USA to confirm the expected useful life of these assets, and will adjust the scope statement to reflect the above decision. She will also draft an email to the Board.

Next Steps:

Next meeting TBD.