

Grand Lakes Maintenance Committee

Meeting Date: January 25, 2022 (9:30-11am)

Committee Members in Attendance: Leigh Anne Goerland, Ron Minks

Meeting Minutes

Brickwork

Ron and Leigh Anne reviewed the brick work bids in detail, including pricing, itemization, inclusion of all scope elements, and coverage of all needed repairs/replacements.

Ron shared a rough per sq foot pricing of the bids for comparison with general online estimates, and we concluded the ball park of the bids is reasonable. Because one bid's pricing did not include all scope elements - notably replacing missing/broken stones - we agreed it was not competitive with the second bid.

The second bid is all inclusive of the work that needs to be done. We visited a handful of monuments to confirm repairs/replacements cited in the bid. Leigh Anne will visit a few more monuments and then compile our questions and photos for PMG to circle back to the vendor on. We agreed to recommend the Association get a separate powder coating bid for the iron work. We will request itemization of iron work and the Capstones at Phase 4 Enclave in the second brick work bid so the Board can make a decision on these elements.

We discussed the Association budget and lack of inclusion of brick work as a reserve expenditure or significant operating budget item. We agreed to suggest that the Board could move forward with brickwork repairs in small increments, rather than approving all repairs at once. All of these repairs need to be done, but could be done by phase, priority, or area. Leigh Anne will put together a draft prioritization based on the condition of the monuments, along with a draft email to the Board and sent to Ron to review.

Playgrounds

No major update was available regarding the playgrounds. We are waiting on bids and callbacks from vendors.

Next Steps:

Next meeting TBD.