

INFRASTRUCTURE COMMITTEE – Minutes – January 10, 2022

Chairman welcomed all to the meeting

It was determined that there was a quorum with the following members being present

Mike Flick, Elko Kroon, Ray Danner, Will Champagne, Kevin Shopik and Peter Gauthier

APPROVAL OF MINUTES:

Moved by Peter Gauthier and seconded by Will Champagne that the amended minutes be approved.
Carried.

Comments from the audience – None at this time.

COMMENTS FROM CONDO BOARD REPRESENTATIVE – Elko Kroon

Elko advised that the outline for the replacement of the 48" corrugated drainage pipe is now part of the ballot.

The Open House went well with people asking questions and being asked to pass the information on to others.

With Dennis Erickson being present Streets were the next item on the agenda to be addressed.

STREETS:

Dennis has prepared a report with a map showing the streets that require surface crack sealing in 2022. He estimates the cost to be about \$34,000.

His plan also includes mill and paving of Dart and Invincible for an estimated cost of \$180,000 and Valley Gutter replacement on 4 residential streets totaling \$80,000.

In addition, there is Striping that will cost approximately \$11,000.

Total cost is estimated at \$305,000 but this is dependent on the cost of materials at the time of bidding for the contract. Contractors are only guaranteeing bids for shorter periods of time because of the rapid increase in material costs.

Dennis commented that each year we end up with a different contractor. Asphalt is ok but with street lighting having the same firm with proper supervision would be an advantage because they know what services they have to deal with underground.

Because of the 3 bid requirement Elko would have to take that suggestion to the Condo Board for discussion.

The specifications for street work will be updated by Mary showing 2022 proposals.

Dennis mentioned that if a little extra time between milling and paving is required it should be included in the specifications. 10 to 12 days is tight but any longer could end up costing more if material prices increase.

Dennis will add 50 to 60 feet to mill and paving in case wrap arounds are required for proper drainage. He will work around other projects if they are approved.

Dennis advised that with Ercoupe and Cherokee to be completed in 2023 we are 1 year ahead of the original plan.

Mary asked Dennis if he could provide us with an updated plan for laterals

As soon as he gets the go ahead from Mary he will obtain bids based on the 2022 plan and have his recommendations ready prior to the February 17, 2022 Condo Board budget meeting.

Dennis will EMail Mary with the questions he has.

STREET LIGHTING:

Will to mark the streets where the light poles and conduit should go.

He says the specifications from last year were good but he would like to add a 110 line plus a neutral for other uses eg: Christmas lights. The cost would be small but would be worth it. This should be added to the specifications for bids. Having a Supervisor on site should also be included.

Elko asked Will to look at where 10 or so lights should go if extra funding is found. If we add another \$25.00 to Condo fees like last year, we could raise \$176,000.

Will to look at the 0, 100 and 200 blocks to see where the need is the greatest.

Will to check lighting at 603 and 900 Aztec and 100 Navajo. Residents have complained and he will see if there is anything that can be done for them. There is no problem with the lights. They are where they are supposed to be for safety and security.

Baffles can be installed on the lights but that is only partially effective. Custom tweaking cannot be done without causing problems with safety and security and passing the problem on down the road.

After much discussion the position of the Infrastructure Committee is as follows:

The lighting project should continue as planned with the light pattern designed to improve the outdated lighting and provide a high level of safety and security as requested by the Residents.

RATIONAL:

1. Lot owners indicated in the Hultsman Study that the current lighting was inadequate and as a result there were concerns over safety and security.
2. Over the years there were constant problems with an aging system and it was evident that updating was required.
3. The lighting plan was prepared by the Infrastructure Committee in conjunction with the City of Mesa.
4. Lighting updating has been coordinated with street milling and paving to reduce costs and requirements for extra trenching in newly paved areas.
5. Lighting installation is based on a plan to maximize safety and security.

6. Baffles have been installed at various locations at the request of residents but they cannot make a significant difference.
7. Customizing baffles by bending or tweaking would void the UL listing on the light fixtures.
8. The lights are where they are supposed to be and any further customization would compromise safety and security which is the reason for updating the park lighting as requested by the Residents.

There have been some requests from Owners to retain the old light poles and connect them to their own power source.

Currently the light poles are in the easement. Removal is required to meet easement requirements.

Some issues were discussed as follows:

1. Lights are in easement and no residents permanent structure is allowed.
2. Aging condition could be a safety issue.
3. With new lighting they would not be aesthetically pleasing.
4. Each resident would have a different idea of how to display the old poles which could cause problems with neighbors.
5. Long term Maintenance of the poles could result in problems.
6. Rules and regulations on installation etc. would have to be developed.

It was agreed that this item would be discussed further at our next meeting. The position of the Infrastructure Committee will be made then.

SRP:

Gordy advises he has heard that SRP is doing some work in the park but not sure what they are doing. Keith has spoken to the workers and told them to report to Security if they run into any problems while digging.

Mary advised that if they are doing anything major she usually hears from them in advance.

WALL SECURITY:

Will says that there is nothing new to report

COMMUNICATIONS:

Peter will be attending a meeting next week. He will ensure he is involved in any site visits by outside vendors. If he requires any assistance he will ask for help from other members of the Committee who may have more knowledge of the park infrastructure.

RESERVE STUDY/LONG RANGE PLAN:

Keith asked if a copy of the Reserve Study is available. Elko and Mary advise that it has to be reviewed and any additions added before it can be distributed.

Keith then introduced Bill Warkowski as a potential new member of the Infrastructure Committee. He asked if there were any electrical plans available and Mary told him they are in the shed and he can have a look at them at any time. Will said he will bring Bill up to speed when he returns from Texas.

It was agreed that Elko present Bill's name to the Condo Board for approval of his membership on the Infrastructure Committee.

REPORT FROM GENERAL MANAGER:

Mary reports that most of the items she has have already been discussed.

She then advised that Brycon has finalized bids on the Dibble contract which will be directly with VO. Brycon has also finalized the bids for the 48" corrugated drainage pipe and the West Pool.

They will be ready to go April 1st, 2022 if the resolutions are passed.

REPORT FROM ARCHITECTURAL INSPECTOR:

Keith has nothing further to report.

COMMENTS FROM THE AUDIENCE:

Carol asked if Warren will be at the information meetings to answer questions on the 48" corrugated drainage pipe.

Warren confirmed that he will be attending the meetings on behalf of the Infrastructure Committee

She also requested someone have a look at what her neighbor has done with the old light pole so we can discuss the issue at the next meeting.

CLOSING COMMENTS:

Mike advised that the next Zoom meeting will be on Monday, January 24, 2022 at 3PM Arizona time.

He also requested that we keep looking for possible new members as this is the last year for Ray and Mike.

Moved by Peter Gauthier and seconded by Will Champagne that we adjourn. Carried.