

**SUN CITY TEXAS COMMUNITY ASSOCIATION [SCTCA]
PROPERTY AND GROUNDS COMMITTEE
MINUTES, COMMITTEE MEETING, February 13, 2007**

The Property and Grounds Committee, SCTCA, met at 1:30 PM, Tuesday, February 13, 2007 in the Activities Center Meeting Rooms 3/4. Members present were Jean Carlson, Gene Facey, Don Imig, Richard Mee, Bob Young and Jodi Salyers. Bill Wertzberger was absent due to travel. Tom Hackney, Community Association Manager and Committee Liaison from the SCTCA Staff, was present; as was Dave Hahn, Maintenance Manager. Don Garbe, Liaison from the Finance Committee, and Randy Lesseps, Liaison from the Neighborhood Reps, were present as well.

Business Meeting: A quorum was declared with 6 of 7 members present. The Committee adopted the proposed agenda presented by Chair Gene Facey.

Unfinished Business:

- Village Center and Other Parking Lot Traffic Flow Study Task Force: Gene Facey reported that \$4000 had been approved by the CA Board for this Study, and Bob Young noted that he was working with Parking Planners in Austin to define the parameters of the Parking Lot Traffic Flow Study. Gene requested that Bob turn this information and project over to Tom Hackney to act as lead. OPEN
- Resident Request/Comment - Neighborhood 14B (Shasta Cove & Everest Court) - Common Area Maintenance Proposal: Tom Hackney is following up with the neighborhoods involved. OPEN
- Parking Lot Lighting Conditions/Curb Painting: Tom Hackney reports that painting has started in the Pavilion. The paint is yellow, but not reflective, due to the cost. CLOSED
- Resident Survey Results – Facilities Maintenance, Common Area Landscaping and Housekeeping: Gene Facey requested a report on how the punch lists were being addressed. Tom Hackney reported that Katrin Dubois was following up on landscaping issues, and Jim Goza and Tina Asklund are working on maintenance and housekeeping items. They will be providing schedules and duties to be performed per neighborhood; these will be available on the Web Portal. OPEN
- Status of “Current” Amenities – Status of Punch List(s) for Fitness, Center, Ballroom and Catering Kitchen: Tom reported that these punch lists were 90% complete. Among the completed items: A salt generator has been added to the new aerobics pool, and lights have been added in front of the stage area. However, it was noted that there are apparent punch list items not completed. Gene noted that Clubs and other users of the Ballroom should be considered for training in the operation of the sound and light systems in the Ballroom. OPEN

New Business:

- Review of Facilities Maintenance Department Financials ending December 31, 2006: There was discussion of 2006 Year End results, with Tom Hackney addressing the overages and under budget items. CLOSED
- Handicap Parking Survey Task Force: Jean Carlson volunteered to Chair this Task Force. Don Imig also volunteered to assist. This group will collate the results of the Handicap Parking Survey, and then make recommendations to the Committee. OPEN
- New Amenities Subcommittee: Gene reported that he would form a subcommittee of Committee members, including members from the Finance, Chartered Club (non-Sports), and Sports Committees

which will review the developer presentation of New Amenities, and then meet with concerned Chartered Clubs and resident groups to provide feedback to the developer. OPEN

- Wildlife Management Committee – Habitat Management Subcommittee: Robert Fears, as Chair of the Wildlife Management Committee has confirmed to Gene the request to have a P&G liaison as part of this subcommittee, which meets once a month. Jodi Salyers volunteered to do so, with Don Imig as alternate. CLOSED
- Karst Reserve Areas – Discussion of February 9th Town Hall: Don Garbe, of the Finance Committee, pointed out that the SCTCA is not required to deed the property to The Williamson County Conservation Foundation; the SCTCA could grant an easement and retain title, and let them take care of all maintenance to the areas. Tom Hackney reported that karst maintenance costs are estimated to be about \$50,000 per year. Bonita Kennedy, President of the Hiking Club presented reasons why her group wishes the SCTCA not to enter into this agreement, since so many of the karsts are near our current and proposed Hiking Trails. Jodi Salyers pointed out that this could adversely impact certain neighborhoods as well. A map of this area is available to view on the Web Portal. No general consensus was made and it was noted that the CA Board would be meeting further in a workshop forum to discuss this matter. OPEN
- 2007 Review of Committee Charter: Gene Facey noted that the CA Board had requested all governance committees, including Property and Grounds, to review their charters to consider increasing their amount of oversight and responsibilities without doing the job of CA staff. The Committee is to consider this for future discussion. OPEN
- N22/N16-3 Shared Common Area – Landscape Enhancement: Tom Hackney and Gene Facey advised the committee of a developer-generated proposal to provide additional planting of trees, shrubs and construction of a larger berm in the described common area. Tom was asked to provide cost information on leaving the area a Level 3 area with the additional maintenance of the enhancements although with less Level 3 area and more planting bed areas and a cost to turn the area into a Level 4 area with a Level 3 strip behind the residents' property. OPEN

Unanimous Consent Items:

- Minutes of Meeting for January 23, 2007
- Purchase of a Condenser Unit for the White Wing Pro Shop
- Purchase of a Compressor Unit for the Fitness Center

Informational Reports:

- Veterans Memorial Advisory Group Report: Gene Facey provided the committee with this report.
- Energy Savings Task Force: Status = Meeting set for February 20th. Bill Wertzberger, Richard Mee, Don Garbe, Bill Sattler (to provide gas information), Tom Hackney and Gene Facey will be attending.
- Williams Drive Widening Project – TxDOT Right of Way Acquisition: Status = Deed info has been passed to our legal counsel.
- CA Storage Task Force: Status = Nothing to report, meeting to be scheduled for February 27th.
- Parking Policy Report: Status = Staff training has been conducted; this policy was implemented on February 1st. Bob Young has been working with the COPS to check permits in the early morning

while driving their routes. It was noted that groups taking overnight CA trips must obtain permits individually.

- Golf Course Level 3 Mowing – Vendor Decision: Tom Hackney reported that he had not yet selected a vendor for this ongoing work.

Adjourn Meeting - Next Meeting: The business meeting adjourned at 3:45 PM. The inspection of Accents and Legacy Grill followed until 5:15 PM.

The next regular meeting will be held at 1:30 PM, Tuesday, February 27, 2007. This meeting will include a presentation by the Duplicate Bridge Club and will conclude with an inspection of the Social Center and Ballroom including CA Offices and Catering Kitchen.

Respectfully submitted,

Jodi Salyers, Secretary
Property and Grounds Committee

February 26, 2007