

## Summary of Planning Committee meeting on 05/01/2024

Began: 2pm - ended: 3:30pm

Present: David Roland, Dave Niggel, Jim Helmick, Ken Mostoller, Tom Callahan

- Discussed how we believe "One Stop" still has not fixed the needed pavement repairs. They were asked to come out and take care of our concerns which they agreed to do. However, the repairs were incomplete and still need attention. They have recently been unresponsive to the committee reaching out to request full attention to parts not done.

- Waiting on the bid from the block wall repair/fence repair/painter person. Once that information is received the process of designating sections of Tatum Ranch can begin with the vendor's assistance. The plan is to create sections of Tatum Ranch that can be scheduled for repairs and painting. The idea is to create a schedule of sections that would address the entire Ranch over a certain period of time.

- The committee began the process of going over the most recent reserve study. We began looking at each listed asset and discussed the reported life expectation of the items. We suggested edits when it seemed appropriate. We also suggested edits regarding some of the listed costs for replacement and dates of start/purchase of items. Noted a couple of items listed are currently in the process of replacement. It was also discussed how some items could likely be taken care of out of the operational expense account. It was noted how some items will require maintenance expenses as a normal part of upkeep. Also some items could require a partial replacement vs an entire unit. That would affect how much reserve money would be used in those cases.

- In order to complete this task in a timely manner the committee agreed to meet in one week rather than the usual 2 weeks.

Next—meeting is on 05/08/2024 at 2pm.