

## Summary of Planning Committee meeting on 07/24/24

Attending: David Roland, David Niggel, Jim Helmick, Tom Callahan.

Start: 2pm End: 4pm

- Discussed current reserve study after David Roland edited suggestions. David Roland asked the committee to go over the study and make suggestions for items the committee thinks should be funded at 100%. The reserve is currently well funded for projects needed, but the “catch up” projects are monies not previously accounted for. So the challenge will be back-filling the reserves after completing projects that have been previously overlooked. The finance committee will research and address plans to resolve those issues. Reserves are currently well funded, but do not take into consideration many items that should be included.

- The project of repairing and painting the community walls and view fencing has begun. Each resident's rear wall and/or view fence has a budget of approximately \$2,000 to complete the repairs and painting. Repair and paint costs over normal wear and tear will be the responsibility of the homeowner. The current plan is to separate Tatum Ranch into 4 to 5 sections and complete one section per year over 4 - 5 years. Discussed possible ideas to impact the cost over time. The committee discussed a couple of ideas to present to the finance committee. One was to give residents the option to have their view fence removed vs repairing when facing a high-cost repair. Another idea was to create more than 4 - 5 sections of the ranch which would extend the timeline to finish the project thus reducing the cost per year. It would also create more time to back-fill the reserve account.

- David Roland brought our attention to the children's playground equipment and it is needing regular maintenance. He recently had the sand raked and screened. Repairs are needed and graffiti removed. An estimate was done for keeping the playground in good shape. The committee agreed to have the playground on a regular maintenance plan/safety inspection. We agreed on a quarterly maintenance schedule by a playground company for the cost of \$475 per quarter.

- David reported the storm drain project has been completed.

- Waiting on one more estimate for the storage yard gate repair/replacement.

- Next planning committee meeting scheduled for 08/07/24 @ 3pm. PLEASE NOTE: This 3pm meeting time is different from our normal 2pm.