

## Publication of Board notes for winter 2015-2016

During winter 2015-2016 the Board of Directors has discussed numerous pending and forward looking issues and project ideas.

1. One main issue is the desire to see the pool well maintained. Of chief concern was a plumbing leak found and repaired in June 2015. The problem seemed corrected; however, by late August 2015 a high water consumption rate was again observed. The pool company replaced a backwash valve in January 2016 that is most likely the problem that caused the excess water consumption in late summer 2015.
2. Member Carrington observes the pool is now approaching 30 years old, and feels that dedicated funds should be earmarked for what will, in all likelihood, see increasing operation costs over the next 10 to 20 years. Conferring with the leak detection company in June, member Carrington reports the pool's concrete shell is in excellent condition for a pool of this age. Nevertheless, he still feels that earmarking dedicated funds to the pool is advisable over the coming years.
3. President Arnold feels the pool's concrete decking may need replacement in near-future years due to cracking of the concrete deck. This was repaired in previous years; however, such repair was not the optimal method. Member Carrington feels that proper crack routing and sealing can be accomplished in-house, which could stave off the replacement expense for quite a few years to come. Member Carrington agrees that at some point the pool's concrete deck will need replacement. (open issue item)
4. In the summer of 2015 the board voted to purchase approximately 10 to 12 trees for planting around the perimeter of the park near the pool area. Due to inclement weather (drought) the trees could not be physically delivered. However, the contract was already in place with the tree nursery for delivery as soon as weather permitted. In February a motion was made to table or rescind the purchase contract by president Arnold.
5. Member Rupp voted to maintain the contract and accept delivery of the trees. Member Carrington also voted in favor of maintaining the contract and accepting delivery of the trees. Member Carrington observed that most residents enjoy trees in the parks. Further, that approval of trees was duly passed by the previous board, and that a contract for deliver duly executed with the nursery. Member Carrington felt that continuing with the previously approved contract was acting in good faith with the local business.
6. In November, member Carrington noticed a sink hole developing near the upper pond area in the bushes. Investigation revealed that the Gentry Blvd street water discharge pipe into the upper pond had slowly settled, and that the first joint of the pipe had discontented. This sinkhole is approximately 12 feet into the pond's north west bank. The dislocated pipe joint has allowed erosion of dirt down into the pipe and out into the pond. By February the sink hole had grown slowly but uniformly. Member Carrington feels this is a growing safety concern aside from the maintenance implication. A motion by Carrington was made to contact three excavation contractors to examine, and to provide an estimate for cost of repair.

7. The board realizes that the ponds are in general in need of improvement. The upper pond is plagued by excess algae. This is caused by low oxygenation and lack of surface movement (ripple action). The lower pond is in much better overall condition. The board understands that the best oxygenation of ponds five feet and deeper is by aeration. Based on the lower pond surface area, four aerators are recommended. This pond is considered a "shallow" pond that would benefit greatly from special shallow-water diffusers. The upper pond is extremely shallow at <3 feet, and aeration is ineffective at this depth over the surface area. The stagnating upper pond is also a source for mosquito breeding.
8. The board has agreed to move one bubbler out of the upper pond and place in the lower pond, and to obtain a new bubbler pump to replace the existing unit that is nearing end of life. The lower pond will have four bubblers. The board has agreed to install a fountain that is designed to ripple the maximum surface area of the pond, and that can turn-over the pond volume several times per day. The board desires to utilize chemical algaecides as little as possible, and to create an environment that is conducive to fishing, bird and bee habitat, and enjoyment of a non-stagnating pond environment for all residents
9. The Board had decided to replace the existing board walk from the parking lot to the bridge. The Board desires this work completed before 15 May 2016 is at all possible. This walkway is uniformly deteriorating and the time to replace is at hand. We have specified a uniform layer of gravel and proper footings in the contract requirements to obtain maximum life from the new walkway.
10. The Board had consulted with the attorney for several recommendations / actions in regard to collection of past dues.
11. In February, Gentry Estates applied for a Neighborhood Improvement Grant from the City of Bloomington. The stated intent of the grant is to replace and improve the signage at the main entrance to the neighborhood at Gentry Blvd by the pool area. This "main entrance" area lacks visual signage from the North bound lane of Highway 446. It is felt by the Board that this entrance can be improved via this grant. The grant is 90% city funds and 10% association funds. As such, it offers an excellent opportunity to leverage funds for a signage improvement at little comparative cost. As of this publication Gentry Estates is the only entity to apply for the grant in 2016; thus, award is highly probable and it is advised to secure such funds.
12. All members have been working this grant and soliciting estimates from several companies that include: Delphi Signs, Everywhere Signs, Designscape, Mother Nature, and Baker Stone. As of this publication no estimates are received in-hand. The Board has been in contact with Bloomington and received some technical assistance and a site visit. The location of the signage is still open, but includes in or near the present location, and also in the median beginning 50 foot back from the center of highway 446 (outside the state right-of-way).
13. Member Carrington has requested from President Arnold in his capacity as treasurer to know revenue flows for the next 5 months so as to prioritize expenditures for, and to establish realistic budgets based on projected revenue flows. Member Carrington is desirous to have between \$1000 and \$2000 allocated to the swimming pool by 1 May 2016 as an emergency maintenance fund.

14. Member Carrington forwarded the following thoughts to President Arnold and Vice President Rupp:

- The projected costs for the board walk replacement. (needs done before pool opens)
- The projected spending on the pond aerator and fountain project (can be delayed till June)
- Projected costs for the new trees (needs paid pretty soon, dependent on weather & delivery)
- Cost to zero out the Lowes credit card (I would like this to be zero most of the time)
- Projected costs to repair and restore the drain discharge into the upper pond (I will get estimates from three excavation contractors)
- Proposed budget for the sign, where the association has to pay 10% of the total cost. (We don't have to pay this till May or June, but I will confirm that. The date we have to pay may be a factor in the budget for this and other projects)
- Are we current with the pool maintenance costs from last year, and or what is the cost to get the pool account current?

15. Member Carrington presently believes the following are the correct priority for wants and needs of GE over the next six months or so: #1 to have \$1000 to \$2000 allocated for emergency pool maintenance by 1 May if possible. #2 to solicit estimates and if possible commerce work on the drain pipe problem to the upper pond, #3 to establish a budget for the 10% match on the NIP grant, #4 to pay and receive the trees for the park #5 to rebuild the board walk to the pool, #6 to install bubblers and fountain at the ponds, #7 to zero out any remaining pool costs from operating year 2015, #8 to zero out the Lowes credit card balance (if any).

Faithfully published by

Cortland Carrington, Secretary

Gentry Estates Inc