

Grounds & Maintenance Report – Rip Robbins AGM 2021

Staffing:

We were short staffed for months, and had 1 employee, Ken Sather, to whom I credit with keeping our place looking up to par. During that time the Board worked on a new vision for staffing structure, to carry us forward through this decade, to improve capabilities while maintaining efficiencies given our low budget. It wasn't easy, and the process took several months. The results of that work can be seen today, as we have a Community Manager with the skills to handle the challenging projects over the next few years.

You will hear from Mike Wilson later in the meeting.

Maintenance:

In 2019 the Board voted to update the entryway, that project will be reawakened soon.

Also in 2019, sections of road were repaved. Larger paving project results in more for our money. So we should plan for a 3 year schedule when practical. The next paving is set for next year. Meanwhile, our maintenance team will patch what we can. After petitions from several members, we are installing stop signs at Alpine and Shuksan, and a speed bump halfway down the hill on west Shuksan.

The Clubhouse:

decidedly our most expensive asset, it sits at a location that would probably not be allowable today. The 5 year Capital and Reserve plan from 2018, indicates \$196,000 replacement estimate. Arguably, today, one couldn't purchase a 1 bedroom stickbuilt for that amount, much less replace our clubhouse. Those of you who use the clubhouse, before the pandemic, 15 months ago, would be startled to walk inside the doors today. The hallway floor is significantly tilted, because the front wall of the building is sinking. When I entered the clubhouse in February to get security cameras installed and working, the hallway floor seemed more tilted than the last time I was there. I first reported the significant change in my March report, however we had no manager on site, and were in process of hiring one.

The severity of the damage was suddenly more apparent when staff turned on the water in the men's room, to prep for opening, found a leak in the wall of the men's room shower. Next we found a drainage problem in the women's room toilet. What is causing these plumbing problems, the tilted floor, and doors that won't close?

The consensus is that in recent months, the drop has been accelerating. It is estimated to be down nearly 6 inches at its worst point. In the women's room, the floor has actually separated from the wall.

Fortunately, our Community Manager is capable of taking on this matter, and we will be engaging expert engineering advice. Past Boards dealt with a similar problem in 2009, including experts who recommended a repair, which seemed to work out for a while. However, the problem is back, I would like to introduce Mike Wilson, Community Manager, to offer further explanation.

Over the next couple months, Mike and I will be reporting any updates as we start immediately to investigate the extent of the problem.

The Pool:

prep work was difficult this year due to staffing shortage, and our opening day has been unknown. It is expensive to run the pool at full operation, and with no one swimming, a big waste of money. The energy to heat, and chemical levels required when people swim, . We had a chlorine shortage all month, but that has been resolved this week.

If the pool opened next week, we are still under phase 3 guidelines, with no new posting by health department. We have distancing restrictions in the water, contact tracing paperwork, showing ID and sign in and out times, scheduled sanitizing of the restrooms, and written plans submitted in advance indicating how staffing will comply. Those are just the main protocols. We are not staffed for that, or budgeted for extra staff, and realistically should not afford it.

But once we can open with no protocols, we will do so, as fast as possible. Our team has a focus on the pool at this time.

Our discovery of the dangerous condition of the clubhouse is less than a week old, and we are looking into all options and can't really give much more information now.

Meanwhile we will look into options for opening the pool without the clubhouse, and working with the county health dept. on approving the options for opening the pool with temporary sanitation.

But that is after they drop the onerous and labor intensive protocols that would cost tens of thousands of dollars. We are monitoring the health department site every day.

In closing,

It did take a while to find the right person to bring on as our full time manager, but we now have someone that I believe can expedite the work that needs to be done in the next few years.

I want to thank Lisa Belliveau for her leadership and vision with helping design the new job descriptions, and being the first to interview Mike and recommend him to the Board. I'm not sure what would have happened to the Rim without her hand on the wheel this past year. Also, I want to thank Chris Parks, his mastering of the finances, makes it clear to all of us. His recommendation for the Reserve Study has given us a data filled resource, and I hope many of you take the time to understand our options. I thank Sherri for her vision in starting the website portal for members.

Everyone of the Board this year has been unified in spirit, in our commitment to the Bylaws, Rules and Regulations. I see good people in seats continuing for the next year, David cares for this community, without Rheannon, we may as well give up any rules and regulations, she is invaluable. And it has been great to work with some good people you should vote in:

Steve Pand

Ben Williamson

And me. I want to see our clubhouse sinking problem get resolved. I will close by urging you to approve the reserve fund plan, I turn it back to the moderator.

Submitted AGM 2021

Rip Robbins