Jan 16 2024 Minutes Capital Improvement Fund Committee

Present: Emma, Ron, Suzanne, Brad

Absent: David, Nancy , Todd

1. Hacienda:

Intense cleaning going very well.

**RESIDENTS MUST NOT GO INTO THE HACIENDA DURING REPAIRS IN ORDER TO NOT CONTAMINATE**

Stage: has been removed due to rot and will be rebuilt approx. the same height.

New floor will be GLUED, so flooding will not go under it in future, the office floor will be grey, a color that has not been chosen for the main area yet.

Stove will be installed by end of month ( if available at retailer)

Walls will be finished by the end of month.

WILL BE AVAILABLE FOR SATURDAY JAN 25TH EVENT AND MONDAY JAN 27TH SHOW, unless re contaminated or unforeseen event.

Materials such as curtains, grey shutters, blinds have all arrived.

Awnings & solar panels will be in a different contract that will be completed at a later date.

Ceilings and structure are ok.

Storage will be available by the end of the month.

1. Corral pool: final heater to be installed on Jan 27th
2. Outside Hacienda Storage shed expected by the end of Feb or March. It has not been built yet
3. Lakehouse Pool filtration is still in functioning order until the project to completely gut the pool is done. Expected in mid March.

The problem is NOT A LEAK BUT, THE OVERALL FILTRATION SYSTEM.

Pool will remain open until one week prior to the start of the project.

1. Tennis courts at the lakes will not be resurfaced until after pool repair is completed, so March.
2. Corral kitchen repair: this roof will be repaired in early to mid Feb, PRIOR TO REMODEL CONTRACT which is expected in April.
3. Speed bumps: not part of Emma scope to Ron to discuss with Nancy
4. Emptying of Lakehouse Storage timeline to be given to HOA by Nancy , not Brian. This will not be necessary until Hacienda storage is functional.
5. Change of Committee members: Suzanne, Ron and Brad thanked Emma for her openness and wished the new HOA Committee success with David a remaining member.