

Facilities Report
BOD Work Session
April 25, 2019

Pool:

I have begun the process of balancing the chemicals in the pool. When I see warmer weather approaching, I should be able to have the pool open for use fairly quickly. It should be open by May 18th regardless of the weather.

Berm Mowing:

We have used the same company to mow our berms for over 10 years. Every year, they become less reliable. I've placed numerous phone calls over the last three weeks and not received a return call. I was told the contractor is out of town and no one is taking care of his business in his absence.

I started the process of finding a new berm mower last fall, and I have yet to find one. Numerous companies have come and looked, some have tried, and all have decided that they don't have the equipment, ability or desire to do the job.

I met with a new contractor today, and he will be testing his mower on the berm South of 1st Street this Saturday.

Lot Maintenance:

There are a few lots in the park that are in need of upkeep. Grass should be mowed and graveled areas kept free of weeds and vegetation. I will be sending a notice tomorrow to leaseholders who

have lots that need maintenance. Please contact me if you are unsure of your property boundaries and area of responsibility, or if you receive a notice and have hired someone to maintain your lot. I will not be sending notices to those that are due to return within the next week.

Volunteer Opportunities:

Last year we started a list for volunteer opportunities within the park. These things included things like mowing, flower bed maintenance, straightening of the road reflectors, checking the pool chemicals on the weekends, etc. These small items have a huge impact on the appearance of DBR and are a big assistance to Dave and I, especially now that the grass is growing faster than we can mow it. We will be posting this list in the office, and you can sign up for one time volunteering or volunteer for a month or for the whole summer. Those that want to mow will be required to meet with me for training.

Septic Update:

Washington Dept. of Health has approved the location of our new septic drain field along the upper Nature Trail. The small trees and undergrowth will be removed. Once construction is complete, we can re-vegetate with plants such as ferns that we save during the preparation.

The Engineer has submitted his report and proposal to DOH. We heard back from DOH this morning that the engineer will receive comments on his report tomorrow or we will receive approval on Monday to go ahead with the process. The blue prints are 50% complete, and they should be completed rather quickly after final approval from DOH.

Our Engineer is vetting the construction companies. Two are those that he works with regularly and two that I have submitted for consideration. Bids will be given to the Board of Directors for final selection.

The current proposed location for the new septic tanks and gravel filter are at the far East end of the Meadow, where the berry bushes are located. The treated septic water will then be pumped up to the drain field located along the upper Nature Trail. We have permission from Connie Arburua to use lot #120 for access and construction. We will need to find a location to place her travel trailer during construction.

The engineering report along with diagrams and locations of the various tanks and filter system was sent to all leaseholders in the last broadcast from the office. Due to an increase in material cost, distance and difficulty of installation, the estimated cost of construction has increased since the original estimate given last year. Keep in mind that the cost estimate is just that. We of course hope that the actual bids from the construction companies will be less than the engineers estimate.

Barb Gilger - Facilities Manager