

Building and Grounds Committee Meeting

March 10, 2026

Attendees: Sid Teske (Chair), Bob Brush, Gil Mros, Bruce Wing, Suellen Rundquist, Pete Jasper, Jerry Svien, Bonnie Majeski, Kathy Hollander (Board Liaison), Norma Jean Falink (Board Treasurer), James O'Halloran (Secretary) and Barbara Elvecrog (Recording Secretary).

Sid called the meeting to order at 1:00.

Agenda

1. February Minutes

Approved by Pete and seconded by Bob. Motion as amended carried without dissent.

2. Maintenance Report (Sid reported in Mike T.'s absence)

a. Skymark Parts.

Roseville no longer has used parts for sale. We have a few in hand. Roseville put theirs on EBay and a lot were sold. We'll look at price comparisons between the used parts Mike had versus buying new. 2 new inducer motors were recently bought.

b. Approve bid to reseal the parking lot and south path

Bids have been sought, but no bid received yet. This has not been done since 2022.

c. Discuss and approve bid for AC cleaning this year

The only bid came from Midwest Furnace and Vent. Will use compressed air. We've been pleased with them in the past and will get a rebate as they are a preferred vendor.

Motion: Go with Midwest Furnace and Vent, amount not to exceed \$4,900.

Moved by Bonnie and seconded by Pete. Motion carried without dissent

d. Discuss/approve bid to pressure clean deck outside the Great room and supporting pillars plus garage vents

Greenline Home Washing was the only bid. Reviewed the bid and its request for a payment deposit.

Motion: Go ahead and use GHW, amount not to exceed \$4,200 and subject to single payment the day the work is done. Moved by Bonnie and seconded by James. Motion carried without dissent.

3. Review and feedback on building meeting with ENCOMPASS (Kathy) SR project engineer came out; said our heaters were good. He said the ASME sticker didn't necessarily mean it was better built, only that it had passed several tests. His formal report will arrive mid to late April. He will look at whether it's better to connect the two separate systems.

4. Review and feedback discussion on water leak detectors (Kathy)

Kathy demonstrated options for attaching the detectors (7 per unit)

Discussion followed, including:

- It has been strongly suggested that water detector installation be 100% done by volunteers but few folks have volunteered.
- Priority locations be established.
- Pilot program might be conducted with 50 detectors.

5. Review and feedback on 2/26 Northern Orchard Building meeting (Sid and Kathy)

a. Jim Wolf from Woodbury AP gave detailed information on new Skymark A/C Furnace replacement costs, installation issues.

b. It's still not definite if our one inch condensate lines will be sufficient in Phase I. Roseville put in one inch when they replaced their Skymarks, so that's promising.

c. Changes in government requirements on refrigerants results in new Magic Pacs (Phase II AC units) that are no longer compatible with our existing MagicPacs configurations.. Our Magic Pak ACs can no longer be replaced without replacing the furnace as well.

d. Water Heater Replacement

Some Applewoods have 2 boilers, some have water heaters.

6. Discussion regarding potential of installing natural gas leak detectors in garage

No recommendations were brought forth.

7. Appoint (seek volunteers) for subgroup to study and monitor water use

Volunteers were sought to study and monitor water use. Unnecessary irrigation was suggested. Water loss from the west pond was pointed out, but any remedy is considered to be more costly than the water lost. Bruce and Sid will study irrigation use.

8. Electrical Use Subgroup Report

Dan has been studying but was not at this meeting to report. Kathy explained peak demand pricing which we have and pointed out the existence of time-of-day pricing that may be an alternative.

9. Garage Floor entry area spalling and slab support discussion

Spalling and slab rocking are a concern for some. Recommendations made by B&G five or more years ago were turned down by the BOD, and at this time it is considered too late to do anything further.

10. Landscape Maintenance and Snow Removal

Our existing contract with Tree Trust expires on 31 October. We are generally pleased with Tree Trust, but the expense is great enough to require competitive bids be sought. James, Gil and Jerry will serve as a sub-committee to seek bids using a standardized Request for Proposal and make recommendations.

11. Adjourn

At 3:47, Pete moved and Bob seconded to adjourn. Motion carried without dissent.