

## SADDLEBROOKE HOA#1 TENNIS COMMITTEE

### February 8, 2016 Meeting Minutes

The SaddleBrooke HOA #1 Tennis Committee meeting was convened at 4:15 pm on February 8, 2016 at the Tennis Center. Those in attendance were:

Linda DePew (Chair)

Diane Ray (Member)

Peggy Thurmond (Member)

Craig MacPherson (Member)

Steve Leane (Member/Secretary)

Fred Pilster (HOA#1 Board Liaison)

Vivian Timian (HOA#1 General Manager)

Sheryl Nugent (HOA#1 Fitness Center Director)

Chris Romiti (HOA#1 Operations Manager)

Riley Jackson (HOA#2 Tennis Committee Chair)

Gary and Terry Rowell (Guests)

Gary Greenbaum (Guest)

Randy Stolpe (Guest)

#### **HOA#1 Update:**

- Linda introduced Gary and Terry Rowell who have volunteered to chair the STC's 2016 club championships to be held April 4-16<sup>th</sup>.
- Also introduced were Gary Greenbaum and Randy Stolpe who have expressed an interest in joining the Tennis Committee. Both gentlemen gave brief remarks on their backgrounds and interest in the committee.
- The minutes of the January 11, 2016 meeting were approved.

#### **Court Surfaces:**

- **Background:** Craig mentioned the growing number of "dead spots" on Courts #1-8. This has been noted in the past but it seems that the problem is getting worse. By way of background, Courts #1-4 were built approximately 25 years ago when SaddleBrooke first opened, and #5-8 were added a few years later. Both were of asphalt construction with color coating applied as needed over the years. As is typical of this type of construction, cracks developed as a result of

shifting ground, temperature changes, moisture intrusion, etc. For the first ten or so years the cracks were simply filled and patched, however they, as well as new ones, quickly reappeared. In the summer of 2003, the HOA funded the installation of a Nova Pro Bounce surface applied over the existing asphalt base on Courts #1-4. This system used a carpet-like acrylic material, which was brushed with a fine sand coating and then a binding and coloring paint-like treatment applied to hold it in place. In early 2004 the same system was installed on Courts #5-8. As recommended by the manufacturer, all eight courts were recoated at five-year intervals to preserve the life of the surface, and periodic "patches" were also made to address specific cracks and problem areas. With this five-year maintenance recoating cycle, the courts were estimated to last about ten + years.

- **Reserve Budget:** A few years ago (appx. 2012-2013) the HOA#1 recognized that the courts would need to be replaced at some point in the future as the original asphalt base was approaching its life expectancy. Funds were identified in the Reserve Budget for replacement with post-tension concrete beginning in 2015; however, upon further inspection, this date was set back to 2020. It is now becoming evident that this delay has become unacceptable, as the courts have clearly approached their usable life. Therefore, Craig made the following motion: **THAT THE REPLACEMENT OF COURTS #1-4 WITH POST-TENSION CONCRETE BE MOVED FORWARD TO 2017, FOLLOWED BY THE SAME CONSTRUCTION METHOD OF COURTS #5-8 IN 2018.** The motion was seconded and passed on a 5-0 vote. Vivian agreed to take this forward to the appropriate committees in the HOA. (Note: Post-tension concrete is quickly becoming the quality standard in the tennis industry. Tucson's Randolph Tennis Center is using it for replacement of their courts as they age, and they have been successfully installed by HOA#2 at both Desert View's four courts and The Preserve's three courts.)

#### **HOA#2 Tennis Committee Update:**

- Riley provided an update on the status of additional pickleball courts in HOA#2. The Board has met with Mr. Robson/RCI however no decision has been made regarding this issue. Various options are under consideration, but the matter pend.
- The problem of court surface cleanliness was raised, especially at Desert View and The Preserve. The contrast between the SaddleBrooke courts, which are routinely washed weekly, and those at HOA#2 is noticeable. Riley will bring this to the attention of the maintenance manager.

**Adjournment:** The meeting was adjourned at 5:00 p.m., and the committee went into Executive Session to discuss personnel matters. The next meeting will be held at 4:15 p.m. on March 14, 2016 at the Tennis Center.

Respectfully submitted,

Steve Leane, Secretary