

BUILDING & GROUNDS MEETING

December 12, 2025

The meeting started at 1 PM. Present are Ken Lopez, Richard Bolivar, Lorelei Schober, and Kathy Creten, B & G Chair.

We reviewed the notes from the Dec. 3rd meeting.

Ken will finish the garden path with sealer now that the weather is cooler. Richard & Ken will confer on the veranda post repair and report to the committee at the next meeting.

The painting of the building will begin shortly. The committee has gone over the contract. Ken is usually there every day and can see what's being done. Approval and payment will be forthcoming.

Our discussion included some of the points from the general summary of the building inspection report began.

- Our veranda needs repair & restoration.
- Various spigot leaks will need repair.
- Various repairs including protective plates on the doors need to be replaced.
*Lighted exit signs are not necessary at all exits.
- Roof condition was discussed and various repairs needed.
- The age & condition of the various HVAC s was discussed . Green Valley Heating & Plumbing does our yearly checkup.
- Kathy has had difficulty connecting with the Tubac Fire Department after their inspection.
- Mold was found in the 3rd shed & kitchen area. It needs to be addressed.
- The constant need for gravel due to the speed of people coming to ATROA also discussed.
- Our riser on the East side of our building needs repair and a protective covering added.
- There are 3 dead trees need to be felled. The committee walked around the building to look at some of the items mentioned in order to get a better understanding of the problems and any possible solutions. Ken pointed out our security lights.

At 3 PM. Doug Getchel from the B and B joined us. His insight and work on various maintenance ATROA issues has been invaluable. He said the main areas for ATROA are: fencing, lighting, signage, and gravel grading. We discussed these areas. They will be on the next ATROA meeting. The HOA's bylaws need to be updated. There are people who use our Waste Management container. A lock will be used to secure its cover. Cars & trucks have

been seen at night driving throughout the property. We discussed the possibility of having the entrances chained at night.

The Inspection Report will be the topic of a Forum on January 6th.

The Byrck by Bryck Building Report was very complete and contains 168 pages. A general summary(p.141+) is included as well as a section on safety issues(p.155+), cosmetic and maintenance issues (p. 158+).

After this initial discussion of the report it will be necessary to determine priorities & to hire a general contractor as well as a licensed & insured electrician, plumber, carpenter, HVAC person to oversee this project. This will need Board input & approval.

Our meeting was over around 4 PM.

Submitted by Lorelei Schober

Sent from my iPhone