

Approved October 21, 2011

Salt Pond Proposed Reserve Categories and Components  
2012 - 2031

	Quantity Size	Quantity Units	Typical Life	Replacement cost per life cycle	Present Age	Est.Rem. Life	Comments on Current Status of Components
<b>Recreational Reserves</b>							
<b>1. Community Center Exterior</b>							
							The Community Center is (20) years old. There are certain replacement and major repair of components required.
1.1 Roofing		SF	20	55,000	20	0	In 2006, KEI stated that the cedar shingles were starting to cup and weather, and should be replaced by 2009 (KEI 2006). However, our engineering opinion was that the useful life could last until 2012. KEI stated that alternatives to cedar shakes should be evaluated because very few companies repair cedar shake roofing. The costs could decrease with alternative roofing. The 2006 \$37,000 KEI figure was used in the 2007 Reserve Study, but was increased to \$45,000 based on middle range 2008 quotes. Increased to \$55,000 in 2010 for alternative asphalt shingles based on updated estimate from contractor. Replacement of the roof at \$55,000 is planned for 2012.
1.2 Gutters and Downspouts		200 LF	20	5,000	20	0	The 2006 KEI study stated that flashing details at all corners should be improved when the roof is replaced. There are several leaks that need to be fixed. It is also recommended that gutters and downspouts be provided to provide positive drainage away from the building (KEI). Assume this is done at the same time as the roofing in 2012. The 2008 estimate was reduced to \$2,000 in the 2009 study to install new gutters in front where not previously installed. This was increased to \$5,000 for 2012 to cover major replacement.
1.3 Deck/Concrete Pavement Replacement and Grading		SF	5	3,000	2	3	This is for concrete pavement removal (\$3,000) and replacement (\$5,000) per 2006 KEI study. The area in front of the mail room at the front of the building was replaced in 2007 and has been monitored. The patio area at the back of the building was replaced in 2009 to provide positive drainage away from the building. Partial replacement is planned every 5 years at \$3,000 with the next replacement planned for 2013.
1.4 Sliders, Doors, Misc			15	3,000		1	This category was added for the 2012 reserve study. There are a number of doors and sliders and other miscellaneous improvements needed in the community center. The front door should be replaced in 2013. Another \$3,000 is planned for 2014 and 2015. Then there are no other improvements planned for 15 years after 2013.
<b>TOTAL COMMUNITY CENTER EXT.</b>				66,000			
<b>2. Community Center Interior</b>							
2.1 Kitchen - Appliances and Facility Upgrade		1 EA	5	5,000	2	3	The 2006 KEI study stated that the remaining appliances had reached the end of their useful life. All appliances, except the stove, were replaced by 2010. \$5000 is planned for future appliances in 2014 (stove), 2019, 2024 2029.
2.2 Carpet/Flooring		SY	10	15,000	9	1	The carpeting is in bad condition. It is soiled and stained in spots. It is at the end of its useful life. Replacement was planned at 12,000 in 2015. However, replacement was moved up to 2013 at \$15,000 and again in 2023 at \$15,000.

2.3 HVAC	6 EA	15	8,000	2	13	Starting In 2010, the six HVAC systems are nearing the end of their useful lives. They appear to be in good working order, One was replaced in 2010 and another in 2011. Replacement for the other units are planned for 2012 thru 2015, one each year. Estimates are \$8,000 each for replacement based on 2010 contractor estimates. This does not include some Golf Club units.
2.4 Water Heater	2 EA	10	2,000	2	8	There are two hot water heaters in the community center - one in the kitchen and one in the closet. Both were replaced in early 2008 and were paid out of the operating account. These will be scheduled for replacement in 2020 and 2030.
2.5 Exercise Equipment	1 EA-bi-annual		3,000			Exercise equipment needs to be replaced as needed. There are nine pieces of equipment. Two pieces of equipment were replaced in 2007 - one for \$2,500 and another for \$3600. The large weight machine was replaced in 2011. The reserve plan assumes one new exercise equipment will be replaced every two years starting in 2013.
2.6 Furnishings Allowance	AN	5	3,500	2	3	Furniture has been reupholstered and some tables were procured in 2005. It is planned to purchase \$3,500 in new furnishings in 2015 and every five years thereafter.
2.7 Electrical	1 N/A	15	4,000	14	1	In the 2006 KEI report, it states there are (4) Utility Company meters: 1) Indoor pool, 2) clubhouse, 3) Pro Shop, and 4) Golf cart chargers. The electrical systems' components observed are in good condition, and have adequate capacity for the intended applications. The only deficiencies are: Grounding of the main service and panels, emergency lights on the exterior of egress doors and additional smoke detectors are recommended throughout the facility. Most of this work was completed in 2008 and 2009. No other major electrical improvements are scheduled until 2013 for other lighting. The Pro Shop and Golf cart charger improvements were completed and paid for by the Golf Club in 2008. \$3,000 was expended for interior lighting in the community center in 2010.
<b>TOTAL COMMUNITY CENTER INT</b>			40,500			
<b>3. Pool Facilities</b>						There are three pool facilities: 1) the main pool, 2) the wadding pool, and 3) the indoor pool/Spa.
<b>3.1 Main Pool</b>						
3.1.1 White Coat	4160 SF	6	42,000	6	0	White coating was originally scheduled for 2013, then every six years at \$42,000 per replacement. Pool 40 x 80. \$8 to \$10 per sq. ft. However, a 2011 inspection revealed that this work needs to be moved up to 2012, then every six years.
3.1.2 Filters/Pumps	LS	10	20,000	8	2	Replaced pump for \$7000 in 2010. New filters were installed in 2011. A new pump is planned for 2014 and again in 2024.
3.1.3 Deck&Tile Allowance	EA	20	10,000	19	1	Expansion joints in main pool area were completed in 08 for \$6,000. Replacement of some slabs is planned for 2012. No additional deck or tile improvements are planned before 2032.
3.1.4 Fence		30	20,000	4	26	Installed in 2007. Replacement not required for 27 years.
3.1.5 Pool Furniture	EA	5	3,000	1	4	Starting in 2012, \$3,000 is scheduled for replacement every five years.

### 3.2 Wadding Pool

3.2.1 White Coat	270 SF	6	3,000	6	0	This was originally scheduled for 2013; however, is now planned for 2012. Future replacements are planned for every six years at \$3000 per replacement. Pool 15 ft. dia.
3.2.2 Filters/Pumps	LS	10	3,000	2	8	Replaced in 2010. Originally scheduled for replacement every ten years at \$2,000 per replacement. However, recent estimates required increasing the replacement cost at \$3,000 per replacement.
3.2.3 Deck&Tile Allowance	AN	N/A	0			Included in main pool

### 3.3 Interior Pool

						There are cracks in the pool slab, pool steps, and hot tub. There are also patches over previous cracks in the hot tub. Based on a core sample through an existing crack, KEI believes that the cracking is the result of consolidation settlement of the underlying sandy silt soils. Given the overall age of the facility, it is unlikely that significant additional settlement will occur (KEI, 2006)
3.3.1 SPA/Pool Boilers	2 EA	10	10,000	9	1	Planned for replacement in 2013 and 2023..
3.3.2 Space Air Heater	1 EA	10	10,000	8	2	Originally planned for replacement in 2013, but moved to 2014 and 2024.
3.3.3 Roofing	SF	30	35,000	20	10	The retractable roof system seems to be operating freely. There has been no evidence of any leakage, or obvious structural defects and the structural members show little evidence of corrosion (KEI, 2006). Scheduled for replacement in 2021.
3.3.4 Dehumidifier	1 EA	15	50,000	13	2	An outdoor, pad mounted, system manufactured by "Desert Air" is used for indoor pool dehumidification. The unit is properly sized and has sufficient capacity for the application. It has been functioning to specification (KEI, 2006). This is scheduled for replacement in 2014.
3.3.5 White Coat/Deck/Etc.	1500 SF	7	20,000	2	5	Replaced in 2010 for \$19,000. Pool size 25 x 40. The cost estimate was increased from \$15,000 to \$20,000 in 2011.
3.3.6 Filters/Pumps	1 EA	10	7,000	3	7	The filter was replaced in 2009. A new pump is scheduled for 2019 and again in 2029.

TOTAL COMMUNITY CENTER POOLS

233,000

### 4. Tennis Courts

4.1 Parging	LS	6	4,000	2	4	Parging is to be done every six years starting in 2016 at \$4,000 per replacement except in resurfacing years.
4.2 Resurfacing	3 EA	10	20,000	2	8	The tennis courts were completely resurfaced in 2010. Resurfacing is planned again for 2020 and 2030. The cost estimate was increased from \$15,000 to \$20,000 in 2011.
4.3 Chain Link Fence	LF	30	10,000	20	10	No costs are anticipated until 2022. The cost estimate was increased from \$5,000 to \$10,000 in 2011.
4.4 Wind Screens	EA	7	4,000	3	4	Wind screens were installed in 2007, 2008 and 2009. Replacement is scheduled in 2016 at \$4,000, then again in 2023.
TOTAL COMMUNITY CENTER TENNIS			38,000			
<b>TOTAL COMMUNITY CENTER RESERVES</b>			<b>377,500</b>			

**General Reserves**

**1. Asphalt Streets and Roads**

KEI's 2006 opinion was that Bethany Loop is in the worst condition and has approximately 2-4 years of remaining life before construction is required. This would translate to 2008 - 2010. The remaining streets have approximately 4 - 6 years of remaining life (2010 - 2012). The remaining streets should be repaired within the next 2 - 3 years. (KEI, 2006). **The roads were totally replaced in 2011.**

1.1 One and one-half inch Overlay	85000 SY	15	1,000,000	15	0	The roads were totally repaved in 2011. The 2010 engineering estimate was \$840,000. This included leveling, driveway adjustments and shoulder backup material. Adding engineering and management for \$60,000 and a contingency of \$100,000 totaled \$1,000,000. In 2011, \$250,000 was paid out of reserves and a loan, with a ceiling of \$800,000 was obtained from Wells Fargo. The loan is amortized over 10 years with a balloon payment due in five years. Interest only payments are planned for 2012 until April. Then, the principle and interest are planned to be approximately \$8600 a month starting in April 2017. <b>The reserve plan assumes that a new loan will be obtained for the remaining balance. However, some additional funds could be paid out of reserves to reduce the loan amount. The plan assumes that the roads will have to be repaved in 2026.</b>
1.2 Asphalt Repair and Crack Fill In	LF	10	30,000	1	9	In 2006, KEI estimated \$2.00 per liner foot. This was increased by 20% in 2008. A major repair for \$40,000 was completed in 2008. The major road replacement was done in 2011: therefore, a major repair is not planned for until 2021. Minor repairs will come out of the operating budget.

**2. Playground and Basketball Court**

There is one playground.

2.1 Playground - Community Center	1 EA	10	3,000	6	4	The replacement to the playground to the Community Center is planned for 2016.
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2.2 Basketball Court		10	5,000	7	3	Total resurfacing planned in 2015.
<b>3. Retaining Walls/Fencing/Storm Water Drains</b>						This applies to storm water collection facilities and ditches. The is separate from the golf club replacement costs for golf club areas.
3.1 Strom Water Drain Repairs		20	20,000	18	2	There are storm water collection facilities (swales) throughout the community. The major clean out (\$8,000) of these swales is included in the 2012 annual operating and maintenance budget. \$20,000 for three water flow control mechanisms is budgeted a \$5,000 a year for four years from 2013 - 2016.
<b>4. Environmental</b>						
4.1 Ponds			0			The major treating of the ponds was done in 2007 and each year throughout 2010. It is for \$34,000 annually in the operating budget. It is assumed there will not be a need for aerators..
4.2 Other	1 EA	15	3,000	2	13	Installation of biologs at beach area was completed in 2010 and 2011. Planning for replacement in 2025.
<b>5. Misc Site Items</b>						
5.1 Bike/Kayak Racks/picnic tables	5 EA	10	3,000	2	8	There is one bike rack around the community center. Kayak racks installed at beach area in 2009 and 2010. Estimated replacement cost is \$3,000 in 10 years.
5.2 Mail Boxes/Mail Room	1 EA	10	2,000	6	4	No major improvement in the mail room itself is anticipated. There will be some painting, repair of the door and flooring replacement. However, there may be a requirement for separate standing mail boxes outside the mail room. If this is required, additional funds will need to be added to the reserve budget.
5.3 Salt Pond Entrance		5	5,000	2	3	This is for sign replacement and major landscaping installation at both entrances.
5.4 Street/Site Lighting	EA	5	5,000	2	3	There are numerous lamp posts throughout the community and some exterior lighting at the community center. Starting in 2015, \$5,000 is planned for every five years.
TOTAL GENERAL RESERVES			1,076,000			
Total Replacement Costs			<b>1,453,500</b>			