

WvE Outdoor Courts

February 9 Committee Meeting

Attendees

Dick Mayo, Maureen Patti, Stan Bujalski, Mahdu Challagulla, Dave Ketcham

Agenda:

Survey

- review summary - The group walked through the pie-chart results. The summary will be shared with the community. Dave is removing duplicate and invalid responses from uninvited takers. The clean result percentages will be matched to the automated percentages.
- follow-ups
 - removing invalid responses - Berni (WvE staff) provided initial invite email listing for cross referencing.
 - 12 invalid addresses - These addresses bounced. Dave sent the invalid email addresses to Judy & Berni as it appears some homeowner contact information is out-of-date.
 - responder comments - Committee members have reviewed the comments. They match-up with the results. Some comments provided some good feedback, such as a full basketball court enables two groups to play at once.

Option 1 - turnkey

- VT Tennis 4 court build estimate - VT Tennis provided an estimate of \$215-220k to rebuild all 4 courts (2 batteries). This estimate was based on the DIY prep option. \$30k can added to the \$220k to determine full turnkey cost, or \$250k to rebuild both batteries (2 double courts). Note: the estimates provided in 2020 were for 1 battery at \$142k full turnkey and \$112k for DIY prep, resulting in a \$30k difference.
- follow-up questions sent to VT Tennis - Dave had sent Jeff at VT Tennis a few follow-up questions, Jeff's responses below.
 - 1) *A single tennis court can add about \$150,000 to the property value for a private home but I am not sure about a community. A realtor may have the answer to that.*
 - 2) *On average the (rebuild cost) increase (from year to year) is about 2% for inflation. Mostly in the asphalt, base work and fencing of the project.*
 - 3) *You should have the court re-coated and striped every 7-10 years depending on the use it gets. As far as maintenance if a crack does appear it should be addressed with a crack filler and touch up paint until the next re-coating and striping.*
 - 4) *VT Tennis offers a 1 year warranty on new courts.*
 - 5) *As far as the estimate for resurfacing (1 battery instead of 2) you are correct with the estimate being around 60% (of the total for 2) .*

Option 2 - sub-contracted (rebuild court pad, repair fence)

- paving contractor estimate - Stan is meeting with Bryant Paving Wednesday morning.
- fencing contractor discussion - Stan provided a summary of a meeting with Lakes Region Fence Co. The discussion resulted in an estimate of \$20k to remove existing fence, replace a couple of posts (*removed for access*) and install new fencing. They recommend 1 3/4" as its stronger and less likely to have balls get stuck than 2". They currently schedule 12 weeks out. Memorial Day cutoff for this years work.
- VT Tennis 4 court resurface estimate - The estimate for resurfacing two double courts (batteries) is \$25-30k. We'll use the high end for a single battery, or \$15k.
- next steps - Complete paving estimate. It was discussed at the last meeting that a tennis court rebuild needs to be done start to finish by a tennis court contractor. The precision and timing of each phase needs to be coordinated by a professional. These estimates for option 2, sub-contracted, are to provide insight into what the tennis court contractor oversight costs/is worth, and to consider this option for building basketball & pickleball courts, which don't need the same precision.

Basketball Court

- paving contractor estimate - Will be included with Wednesday meeting with Bryant Paving.
- site plan - Dave drafted as-is layout and remeasured the existing basketball court. Updated draft is in progress.

USTA Grant

- No additional research at this time. We were hoping Jodine could take point.

WEVD Annual Meeting

- warrant article(s) - Maureen provided a draft article as a starting point. The group discussed options on how to proceed. The idea discussed was to provide possibly two mutually exclusive articles. If the first one passes, the second will be pulled. Some discussion centered around how court maintenance should be included in the articles. It was also discussed how important communicating the objectives, cost breakdown, benefit and tax rate impact is to moving forward. Maureen also mentioned we need to consider presentation of the articles at the annual meeting.

Open discussion

- clay courts - Dick asked if clay courts had been considered as a viable option. Stan reported that Waterville Valley has 18 clay courts. He stated they require daily maintenance and even a 'brush' after each use. WV has staff to manage the usage maintenance. Stan did state that clay courts were believed to be less expensive to install, but much higher in maintenance. (*post meeting comment, committee will research install & maintenance costs*)

- year-round bubble - Mahdu reported she received an estimate for installing a bubble cover to enable year-round usage of a double court. The estimate was \$200-250k which included the dome, lighting and heating system. The group determined this was not possible at this time.
- court priority - Tennis came out as the priority in the survey. If we were to rebuild one battery (double court), how do we prioritize? The upper courts are in the worst condition, but tennis is in the lower courts. Do we move tennis to a rebuilt upper court and convert lower court to multi-use?
- court counts - The group discussed how to maximize the number of playable racket courts. One option is to keep the lower courts as tennis and convert the upper courts to multi-use; half tennis/pickleball and half basketball/pickleball.
- court lights - The lower courts has lighting. It's unsure if or how they work at this time. The group agreed lights are important and should be part of the repairs.

Next meeting

- * February 16 @ 7:00pm via Zoom (*you were right Stan*)
- * The WEA calendar contains the next 3 meetings.