

## LEISURE PARK BOARD

### Special Meeting at the LP Clubhouse

July 22, 2025

9:30 AM

**Attendance:** Lee Anne Reid, Ed Cannon, Larry Rucshner, Joe Lyon, Norm Fuller, Denise Hall

**Guests:** Bob Chandler (Watermaster), Tim Guy, Bigfoot Technical Services

**Purpose:** To consider the HMI and Alarms Upgrade

#### **Background:**

- Our alarm system failed in that it no longer would dial out alarms.
- At the moment, we have a loaner dialer system that Tim has lent us.
- We need a new one, so Tim has a proposal to replace and upgrade our system.

#### **Discussion:**

- Ed: Is it possible to get a separate dialer? Tim: The proposal is for a new screen. A new system would give us the ability to remotely view the monitoring screen and to receive alarm information for up to 10 people. We (or rather Bob) can access remotely—primarily for our water master to do since it also includes the ability to change settings. It is internet based.
- Ed: Can it be hacked? Tim: There's nothing on the internet that can't be hacked. However, this system has security built in.
- Ed: If Bob wasn't available, what would the rest of us do? Is there a shut-off? Tim: the system does have an automatic shut-off of the boosters and would automatically turn back on. We can set it to turn off or to give an alarm when the reservoir reaches a specific level.
- Ed: Do both pumps run at the same time. Bob: They can.
- Bob: Is the new one just a screen? Tim: Yes, but it is all inclusive and contains the new system. It plugs into our PLC.
- Lee Anne: Is our PLC being replaced? Tim: No. Tim will pull out old screen and put in new scree as it just plugs into our PLC.

- Ed: Does the new one have other information, such as pump hours? Tim: Our PLC has pump hours already; we will be able to access the information.
- Denise: Will the new screen do diagnostics? Tim: No. That comes from our PLC.
- Lee Anne: What band width do we need? Tim: We already have the internet with sufficient bandwidth in the pump house and can use that. We can cancel the phone line to the pump house. We just need to run a cable from the internet connection to the panel.
- Norm: What is the life of a PLC? Tim: Years and years. Ours is not near to failing or coming to its end of life. It is very stable. No need to replace it at this point. They are used by many customers. Tim will let us know when it is necessary to replace.
- Denise: We are being billed for business fiber internet for 200 amp. \$84.88 per month. Is this adequate? Tim: Absolutely.
- Denise: What kind of issues have you found with the new screen? Tim: Only have had one that was new and under the 1-year warranty. Other than that, he has not had any issues. No warranty on labor. There is a surge protector within our panel; however, there is no surge protector that is flawless. It should alert us when it trips. If the main circuit breaker trips, it should automatically start our generator.
- Ed: What type of training? Tim: Once installed, he will create a guide and meet with us, especially Bob and Aaron. Denise: probably Bob, his backup, Aaron, and one HOA board member.
- Tim: Could send us an invoice for the unit we are currently using for a backup for a couple of hundred dollars if we wanted to purchase it. Bob: Really don't need it.
- Tim: 4–6-week lead time for the new unit.

After Tim left:

- Larry: a loud clicking noise in the panel. Bob will check on that today.
- Bob: New screen will be re-configured and contain more information.
- Bob: Recommend we go with the new system. It is very stable and is a good system. Also, he recommends we run the 30 hp pump until it dies as we might get another 5-6 years out of it. That way we won't run into the same problem as this time with the potential of both pumps failing at the same time.
- Denise: We have 5 months out until the end of the year. Could we push the decision back to then? Bob: It would be better to put it in during the winter when water demand is less.
- Lee Anne: The residents should keep the same watering schedule as we have now.
- Lee Anne: Mike won't change anything other than the common areas until spring



next year. Bob: We should un our new pump as much as possible for next year since it is under warranty. Now is the time to have it fail if it is going to.

- Bob: Are there any settings that need to be changed? Yes. He will return screen and PLC settings to our normal settings, including internal settings for the boosters.

After Bob left:

- We pay \$625 to Bob and \$50 for his backup.
- Lee Anne: Is there a motion to buy the current dialer that that we are renting? Denise to get price on used one and ask about price changes for the new one if we wait until the next fiscal year for the new system. Larry: We're probably better off continuing to rent the one we have now rather than buying it. Another board member observed that we are not renting; it is on loan.
- For the 30 hp pump we still need to meet the NSF standards when we replace it.
- Denise: probably no huge price increase in 2-1/2 months. We could order in November and give down payment. Have the new one installed in December and pay the Bigfoot invoice in January. The order will hit this year's budget for half the invoice and next year's budget for the balance.
- Denise: Currently we are \$831.06 over budget due to unexpected repairs (kitchen, water leak, cooling and exhaust fan/louvers in pump/reservoir building). \$7,500 over budget for what we had planned for the pumps. We'll have a deficit in this year's budget and will need to dip into our \$233,000 reserves. All together we are about \$79,000 over budget. Larry suggestion: Pay it all off and start the new year with no carry-over "debt."
- Denise: Budget for 2025: \$460,850. Year-to-date: \$14,000 below budget. Income anticipated of \$434,600; estimated negative of \$26,200; grounds, \$1,700 over budget; clubhouse \$1,800 over budget. Probably budget for 30 hp pump in next year's budget and let it ride from year-to-year until we need to actually replace it.
- Lee Anne: Budget meeting will be in November. It was November 21 last year.
- Ed: Phoned Bigfoot: Left message for Tim to call.
- Lee Anne: Is there a motion to replace the screen? We will adjourn with the idea that we will sign a unanimous consent agreement to order in November, install it in December, and pay final bill in January once we finalize in talking with Tim. Lee Anne will notify Denise when she should prepare the unanimous consent.
- **Motion:** After Ed talks with Tim and Tim gives his approval, the HOA will accept the Bigfoot proposal with the stipulations that we will order the replacement screen in November (along with paying the downpayment), Bigfoot will install the screen in

December, and we will pay the final invoice amount in January. Motion made by Norm and seconded by Joe. Motion passed unanimously.

- Lee Anne adjourned the meeting 10:35 a.m.

  
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Lee Ann Reid, President

09-15-25  
Date

  
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Norm Fuller, Secretary

09-15-25  
Date