



Building & Grounds Report September 2018

I had a visit by Chris Poth from Just Trees a registered arborist in Texas with an oak wilt certification. He has been working in this area for 30 years. His company has worked for TxDOT, preserving trees when highway construction is planned. We discussed a long range plan for planting, pruning and caring for our trees on the club property. In the future, he recommends to not plant Burr oaks, these are better planted east of I 35 where the soil is moisture absorbing. Also to stay away from live oaks, and red oaks that struggle with the limestone soil on the club grounds. He recommends planting more diverse types of trees to get away from a species that can contract a disease where all of them would be affected. Monterrey oaks and cedar elms are his recommendations to plant, where they would get sun and water.

Oak wilt will continue over the years, and trenching might slow but likely not stop the spread of the disease unless all the roots underground are removed. Therefore he recommends planting diversity in the tree species.

We have three dead trees in the area behind the parking lot which need to be replaced. He has given us an estimate to remove the dead trees, provide and plant young Monterey oaks and cedar elms.

A group of us met regarding the water line that feeds the club property. Since many people know a little bit about what has happened in the past, it's a mystery novel to figure out what we have out there. But all knowledge is good so bring it on. We already made significant progress by finding pipe shaving deposits in the clubhouse units, and turning on 2 valves at the meter to full opening. This created more pressure than we have had in the past and adjustments are being made.

Tom Cunningham and I did a fixture count for the campus, which is a count of all the toilets, sinks, showers, faucets etc. With the help of master plumber Mike Parker, we are in the process of analyzing that count, the current water meter size, the location of the water line on our property and how it feeds the buildings. We have allotted money in the budget to try and resolve this issue but I want to make sure that we are spending our resources in the area that will correct the most urgent issues first.

Speaking of plumbing, cabin 6 has an old funky shower that has been leaking water continuously for years. I have a bid for finally replacing the entire shower valve, which also means removing and replacing the wall behind it...as we all know, the domino effect of maintenance is not easy!

The wall at the gate entrance is being rebuilt. The wall new design will provide a new limestone base and stucco wall, which will display the current AYC metal blue burgee and sign provided by Ed Taylor last year. I hope you all think its an improvement.

Respectfully Submitted,
Diane Covert
B & G Commander