

Continental Ranch Community Association

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Pool Committee Meeting Windmill Park – November 1, 2010 at 7:00 P.M. Minutes

- I. **Call to order** – 7:02 P.M.
- II. **Roll Call** – Committee members Barbara Kochel, Chuck Valade, and Kermit McCutchan were present, as well as Board liaison Peggy Bracken and management representative Josh Seng.
- III. **Elect New Committee Officers – Motion** to appoint Chuck Valade as CRCA Pool Committee Chairperson (Kochel/McCutchan). Unanimously approved.
- IV. **Guests** – Clyde Woods, of Oasis Pool Service, provided information on pool filter equipment and pool plaster maintenance.
- V. **November 1, 2010 Agenda, with the addition of items X.–C,D,E, was approved by motion (Kochel/Valade).** Unanimously approved.
- VI. **October 4, 2010 Minutes was approved by motion (Kochel/Valade).** Unanimously approved.
- VII. **Board Actions**
 - a) **October 6, 2010 - None**
- VIII. **Management Report**
 - a. **Pool Furniture Replacement** – Committee reviewed budget for scheduled annual furniture replacement and replacement costs from furniture supply company. **Motion** to recommend to the Board to purchase nineteen (19) sitting chairs and ten (10) chaise lounges from Sundrella at a cost NTE the budget amount of \$5,070 (Valade/McCutchan). Unanimously approved.
 - b. **Handicap Access Regulations** – Mr. Seng presented the ADA federal guidelines.
- IX. **Unfinished Business**
 - a. **Windmill Deck Resurface/Repair** – Mr. Seng reported that he is gathering bids.
 - b. **Windmill Restroom Hand-dryers** – At the request of the Committee, Mr. Seng presented the bid from Pro-Care Janitorial for the purchase and installation of electric hand drying units for the men's & women's Windmill Park Restrooms. **Motion** to recommend to the Board to accept the proposal from Pro-Care Janitorial installation of electric hand drying units for the men's & women's Windmill Park Restrooms at a cost NTE \$958.00 plus tax. (Valade/Kochel). Unanimously approved.
 - c. **Pool Perimeter Fencing Replacement** – Mr. Seng presented three bid proposals for perimeter fence replacement at Community Center and Windmill Park pools. **Motion** to recommend to the Board to accept the proposal from Antech Corporation for replacement of the perimeter fences at the Community Center and Windmill Park pools at a combined total NTE \$32,631.27 and in a tan color finish (Valade/McCutchan). Unanimously approved.

X. New Business

- a. Community Center Wall Repair** – Mr. Seng presented three proposals. Committee making further review for discussion at the December Pool Committee meeting.
- b. Food & Beverage Regulations** – At the request of the Board, the Pool Committee discussed possible methods of enforcing the food and beverage rules at the pools.
- c. Kiddie Pool Plaster** – After hearing a theoretical solution, from Mr. Woods, to the plaster discoloration in the Windmill Park pool and Community Center kiddie pool, the Committee requested a proposal from Oasis to test the “sequestering” method on the kiddie pool. If the application is effective, they will research using it on the Windmill Park pool
- d. Heater Bypass Valves – Motion** to replace the heater bypass valves at the Windmill Park pool. (Valade/McCutchan). Unanimously approved.
- e. Cyclone Pre-filter Component** – The Committee requested that management research and estimate dollar savings based off the estimate from Oasis on gallons of water saved by installing the Cyclone pre-filter components.

XI. Next Pool Committee meeting date December 6, 2010 at 7:00 P.M. at the Windmill Park office

XII. Meeting adjourned by motion at 9:05 P.M. (McCutchan/Valade)

Respectfully Submitted,

Josh Seng

HOA Management Solutions