

Continental Ranch Community Association

9150 N. Coachline Blvd. Tucson, AZ 85743 Phone: (520) 297-7600 Fax: (520) 297-7917

Pool Committee Meeting Windmill Park – April 4, 2011 at 7:00 P.M. Minutes

I. Call to order – 7:05 P.M.

II. Roll Call – Committee members Chuck Valade, Phil Kinney, Barbara Kochel, and Kermit McCutchan were present, as well as management representative Josh Seng.

III. Guests – None

IV. April 4, 2011 Agenda approved as amended, with the addition of items VI–b-iv and VI-c, by motion (Kinney/Kochel). Unanimously approved.

V. February 7, 2011 Minutes approved by motion (Kochel/Kinney). Unanimously approved. (March 7, 2011 Minutes – No Quorum)

VI. Board Actions

a. February 17, 2011 – None

b. March 17, 2011 – approved by motion on consent agenda

- i. Manager's Request: Community Center pool sand filter needs to have the sand changed. Amount budgeted is \$2,000.00. Accept proposal from Oasis for \$2,768.77.
- ii. Manager's Request: Windmill Park pool hours will change to 5:00 a.m. to 10:00 p.m. during Spring school break, 19-27 March 2011. Monitor will be on duty from 1:00 p.m. to 10:00 p.m. Expense is included in approved budget.
- iii. Manager's Request: Approve purchase of new signage for both pools at cost of \$767.10.
- iv. Finance Committee: Increase 2010-2011 reserve budget by \$34,000 to reflect complete cost of Windmill Park pool deck. Currently budgeted at \$36,000. Total cost to be \$70,000.

c. March 17, 2011 New Business OASIS POOL SERVICE CONTRACT:

MOTION made/seconded (Lambert/DeLarge) to approve the increase to the service contract effective 1 April 2011—Community Center pool, winter service from \$975 to 1,015 (\$40.00 increase); summer service from \$1,290 to \$1,342 (\$52.00 increase). Windmill pool, year-round service from \$1,290 to \$1342 (\$52.00 increase). Discussion: go out for bids; current contract can be changed with 30-day notice. Unanimously approved.

Pool Committee made **MOTION to recommend to Board** to keep Oasis Pool Service as the service provider, regardless of any proposals that are received from their request to Management. (Kinney/Valade). Unanimously approved.

VII. Management Report

- a. Pool Fencing Replacement Progress –** Mr. Seng reported that this project was nearly complete, pending receipt and installation of gate closure devices and final paint touch-up.

- b. Security Camera System Progress** – Mr. Seng reported that the Windmill Park security camera system was complete.
- c. Pool Monitor Staffing Update** – Mr. Seng reported that the staff was nearly fully hired, pending one open position available.
- d. Windmill Park Pool Hours of Operation** – Mr. Seng reported that the number of pool users at 6:00pm has been increasing substantially.

VIII. Unfinished Business

- a. Windmill Deck Resurface/Repair** – Mr. Seng reported that he is still gathering bids. Committee expressed interest in receiving presentations from the various contractors at the May Pool Committee meeting.
- b. Community Center Wall Repair (postponed)**

IX. New Business

- a. Community Center Pool Heating Schedule & Temperature** – By consent, the Committee directed management to begin heating the CC Main Pool on April 28, 2011 at a temperature of 80 degrees and maintain that temperature until June 3, 2011, at which time the heaters should be shut off. Also instructed, the CC kiddie splash pool to be heated through the summer at 84 degrees.
- b. 2012 Budget** – Committee reviewed the budget figures presented by Management. Final recommendations to be made at the May 2, 2011 meeting.

X. Next Pool Committee meeting date May 2, 2011 at 7:00 P.M. at the Windmill Park office

XI. Meeting adjourned at 8:45 P.M.

Respectfully Submitted,

**Josh Seng
HOA Management Solutions**