

# *Continental Ranch Community Association*

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## **Pool Committee Meeting Windmill Park – May 2, 2011 at 7:00 P.M. Minutes**

### **I. Call to order – 7:03 P.M.**

### **II. Roll Call –** Committee members Chuck Valade, Phil Kinney, Barbara Kochel, and Kermit McCutchan were present, as well as management representatives Josh Seng and Dale De Men.

### **I. Guests – None**

### **III. May 2, 2011 Agenda approved by motion (McCutchan/Kinney).** Unanimously approved.

### **IV. April 4, 2011 Minutes approved by motion (Kochel/Kinney).** Unanimously approved.

### **II. Board Actions**

#### **1. Approved April 21, 2011 BOD meeting consent agenda by motion:**

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

#### **2. Approved April 21, 2011 BOD by motion**

Motion is by Lemieux/DeLarge to accept the Pool Committee recommendation to keep Oasis Pool Service and not change vendors. Discussion ensued. Motion carries unanimously.

### **III. Management Report**

**a. Meadows Warranty Service** – Mr. Seng reported that warranty work was completed by Meadows on the CC pool tiles which had fallen off again.

**b. Miscellaneous** - New gate closing devices are installed and the latches were adjusted so that all pool gates should be working much better; New pool area signs received and mounted; CC pool heaters turned on & pump timers turned off; CC old pool furniture (replaced by new furniture) separated to show Hobby Horse HOA;

**c. Pool closing time announcement device** – Committee requested that management research options

**d. Lap lane-lines** – Committee requested that management gather a proposal for replacement of WP lane-lines.

#### **IV. Unfinished Business**

- a. **Windmill Deck Resurface/Repair** – Postponed
- b. **Community Center Wall Repair** – Postponed

#### **V. New Business**

- a. 2012 Budget – Motion by (Valade/Kinney), unanimously approved, to recommend to the Finance Committee the following budget for 2011/2012:

Community Center Pool	\$65,900
Windmill Park Pool	\$76,900
Utility (gas)	\$44,400 (6% increase for rising gas prices)

**VI. Next Pool Committee meeting date June 6, 2011 at 7:00 P.M. at the Windmill Park office**

**VII. Meeting adjourned at 7:57 P.M.**

**Respectfully Submitted,**

**Josh Seng  
HOA Management Solutions**

# Continental Ranch Community Association

## POOL Budget Comparison

<b>2010 - 2011 (THIS YEAR)</b>		<b>NEXT YEAR 2011-2012</b>	<b>THIS YEAR Budget 2010-11</b>
<b>COMMUNITY CENTER POOL</b>			
84000	C Ctr Repairs/Maint./Supplies	17,000.00	16,000.00
	Replace Bypass Valves	-	600.00
	Repair existing masonry wall	6,000.00	2,000.00
	Redo sand filter	-	2,000.00
84001	C Ctr Pool Service	19,000.00	20,000.00
84002	CCtr Permits	300.00	300.00
84004	C Ctr. Pool Monitors	21,500.00	21,500.00
84005	C Ctr. Pay Phone	600.00	600.00
84006	C Ctr Kerri Card Maint.	1,000.00	1,000.00
84007	C Ctr Pool Keys/card	500.00	500.00
<b>Total</b>		<b>65,900.00</b>	<b>64,500.00</b>
<b>WINDMILL PARK POOL</b>			
85000	Windmill Repairs/Maint./Supplies	30,000.00	30,000.00
	Replace Bypass Valves	-	600.00
85001	Windmill Pool Service	23,000.00	26,000.00
85002	Windmill Permits	300.00	300.00
85004	Windmill Pool Monitors	21,500.00	21,500.00
85005	Windmill Pay Phone	600.00	600.00
85006	Windmill Kerri Card Maintenance	1,000.00	1,000.00
85007	Windmill Pool keys/card	500.00	500.00
<b>Total</b>		<b>76,900.00</b>	<b>80,500.00</b>
<b>Utility</b>			
92006	C Ctr. Gas	7,400.00	7,000.00
92007	Windmill Gas	37,000.00	35,000.00
<b>Total</b>		<b>44,400.00</b>	<b>42,000.00</b>