

Continental Ranch Community Association

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Pool Committee Meeting September 12, 2011 at 7:00 P.M. Minutes

- I. Call to order** – 7:02 P.M. at the Community Center (8881 N. Coachline Blvd)
- II. Roll Call** – Committee members Phil Kinney, Barbara Kochel, and Kermit McCutchan were present as well as management representative Josh Seng. Board liaison Peggy Bracken was excused.
- III. Guests** – Several CRCA residents attended, some with interest in joining the Committee. Guests in attendance were Paul Eyssautier, Coy Gaddie, Mike Galfield, and David Lawrence.
- IV. September 12, 2011 Agenda** approved by motion with additions of items under New Business (Kochel/McCutchan)
- V. August 1, 2011 Minutes** approved by motion (Kinney/Kochel)
- VI. Board Actions**
 - 1. Approved August 18, 2011 BOD meeting on consent agenda by motion:**
 - a. Pool Committee: Keep Kiddie Pool open and heated during the month of October, with hours of operation, 10:00 a.m. to 5 p.m. daily.
 - 2. Approved August 18, 2011 BOD meeting by motion:**
 - a. A recommended motion [by Pool Committee] to reduce hours of operation at the pool from 5:00 a.m. to 5:00 p.m. was amended after discussion: MOTION made/seconded (Lambert/Pope) to reduce hours of operation at the pools from 5:00 a.m. to 7:30 p.m., after Labor Day (5 September 2011). Unanimously approved.
 - b. DOG AT POOL: Security cameras documented a dog in the pool recently. Signs are clearly posted for homeowners indicating pets not allowed. MOTION made/seconded (Lemieux/Stimpson) to impose 30-day pool-use suspension. Unanimously approved.
 - c. COMMUNITY CENTER BATHROOM DOOR LOCK: Legal issues were considered in the possibility of someone being locked in/out of the bathroom facilities, noting that HOAs must "maintain the common areas it controls in a safe condition and protect both owners and their guests from foreseeable dangerous conditions or activities." Bottom line is a manual device may reduce any problems. MOTION made/seconded (Lambert/Lemieux) to install a manual lock, with battery-powered emergency lights in hallway. Unanimously approved.
- VII. Management Report**
 - a. **Miscellaneous** – Mr. Seng reported the seasonal hours of operation had been instated, following Board direction, as well as the Pool Monitors schedule to close the pool each night. Mr. Seng also reported the progress & schedule of the Windmill Pool deck construction and the Community Center pool's schedule for the upcoming months. Community Center pool

equipment room gate had broken during the Labor Day weekend, Antech was called out to repair under warranty.

- b. **Pool Monitor Staff** – Summary recap of season was given, reported were this season's challenges and some dissatisfaction with this year's staff. Plan was given for next season, including improved hiring process and bi-weekly staff meetings to ensure a more successful program.
- c. **Windmill Pool motion lights** – Mr. Seng reported motion lighting that was in poor condition and served little purpose. The Committee expressed interest in further discussion at a later date.

VIII. Unfinished Business

- a. **Pool Furniture Inventory & Organization** – Committee discussed pool furniture inventory and organization options.
- b. **Windmill Pool Equipment Room Gate** – Mr. Seng reported that he was still waiting on a price estimate for replacing the wood slats with perforated metal mesh. In the interim, a matching wood slat was installed to replace the one that had broken.
- c. **Community Center Wall Repair** – Postponed until new budget

IX. New Business

- a. **Pool Hours of operation** – Phil Kinney reported complaints had been expressed to him over the seasonal 7:30 P.M. closing time was too early. It was recommended that complaints be presented personally by the concerned parties at either a Pool Committee meeting or Board meeting.
- b. **Pay use of Pool(s)** – Phil Kinney reported a request from a non-CRCA resident who wanted to pay a fee to use the CRCA pools. It was recommended that this request be presented by the requestor at either a Pool Committee meeting or a Board meeting. It was also noted that there were numerous commercial facilities in the area that might be a better option for the requestor.
- c. **Fecal Contamination** – The topic was discussed that the number pool closures due to fecal contamination this year was phenomenally high and very concerning. Possible solutions were discussed, no conclusion was reached.

X. Next Pool Committee meeting date October 3, 2011 at 7:00 P.M. at the Community Center

XI. Meeting adjourned at 8:38 P.M.

Respectfully Submitted,

**Josh Seng
HOA Management Solutions**