

Continental Ranch Community Association

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

Pool Committee Meeting October 3, 2011 at 7:00 P.M. Minutes

- I. Call to order** – 7:01 P.M. at the Community Center (8881 N. Coachline Blvd)
- II. Roll Call** – Committee members Phil Kinney, Barbara Kochel, Kermit McCutchan, and Chuck Valade were present. Board liaison Peggy Bracken and management representative Josh Seng were also in attendance.
- III. Guests** – Paul Eyssautier, Coy Gaddie, and David Lawrence attended the meeting.
- IV. October 3, 2011 Agenda** approved by motion (McCutchan/Valade)
- V. September 12, 2011 Minutes** approved by motion (Koche/Valade)
- VI. Board Actions**
 - 1. Approved September 15, 2011 BOD meeting by motion:**
 - a.** DOG AT POOL: Security cameras documented a dog in the pool on August 13, 2011. Signs are clearly posted for homeowners indicating pets not allowed. MOTION made/seconded (Lemieux/DeLarge) to impose \$25.00 fine and 30-day pool-use suspension. Unanimously approved.

VII. Management Report

- a. Windmill Pool Deck Repair** - Mr. Seng reported the progress of the pool deck repairs and resurfacing made by Saguaro Pool, as contracted by the Board of Directors. The pool was chlorine neutralized and drained, then plaster was cleaned and pool re-filled and chemically balanced. The deck will be given a full week to cure before the furniture is placed back on it. Pool monitors will unload all pool furniture from the storage pod, clean it, and place it back on the deck. The pool is scheduled to be reopened Friday 10/7.
- b. Re-cap of seasonal pool operation schedule** – Mr. Seng reported the schedule that will be followed, as approved by the Board. Windmill will reopen and be heated to 82 degrees from 5:30AM to 7:30PM. Once Windmill is open, the heat to the Community Center pool will be shut off, but the pool will remain open for the month of October with the kiddie pool continued to be heated to 84 degrees. Community Center pool will be open from 10:00AM – 5:00PM for the month of October, closing on November 1st for the season.

- c. **Windmill Pool Rooms Ventilation issues** – Mr. Seng reported issues were discovered with the evaporative cooling system for the Pool area rooms pushing humid air into the office. Management is researching possible solutions to remedy the problem.

VIII. Unfinished Business

- a. **Pool Furniture Inventory & Organization** – The Committee reviewed a plan to organize the existing furniture according to color, and a strategic plan to order specific numbers of each color for the upcoming 2 years under the reserve study guidelines. The 2-year plan should allow for more consistency of color and organization of the furniture. **Motion to accept** the furniture replacement and organization plan as presented (McCutchan/Kinney). Discussion that the actual recommendation for purchasing the replacement furniture would ensue at the next Committee meeting. Unanimously approved.
- b. **Windmill Pool Equipment Room Gate** – Mr. Seng presented a price for replacing the existing aging wood slats with a painted perforated metal screen . The Committee postponed until next fiscal year.
- c. **Community Center Wall Repair** – Mr. Seng presented an updated (current) proposal from Blue Coyote Painting. The Committee postponed recommendation for accepting the proposal until the next Committee meeting.

IX. New Business

- a. **Committee Charter Review** – The Committee reviewed the updated charter at the request of the Board of Directors. A question was asked about whether budget development should be included in the charter. **Motion** to recommend to the Board to accept the Charter as written (Kochel/Kinney). Unanimously approved.
- b. **Updates to Pool Rules** – The Committee reviewed a re-formatted version of the pool rules in hopes of streamlining the list. Postponed until next meeting for the Committee to further review the new proposed version.
- c. **Pool Furniture Replacement (2011/2012 Reserve Item)** – Postponed until November's meeting.
- d. **New Committee Members** – **By consent of the Committee, recommendation** to the Board to appoint Paul Eyssautier and Coy Gaddie to the CRCA Pool Committee.

X. Next Pool Committee meeting date November 7, 2011 at 7:00 P.M. at the Windmill Park Office.

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

Respectfully Submitted,

Josh Seng

HOA Management Solutions