

Continental Ranch Community Association

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Pool Committee Meeting January 9, 2012 at 7:00 P.M. Minutes

I. **Call to order** – 7:01 P.M. at the Windmill Park Office

II. **Roll Call** - Committee members Paul Eyssautier, Barbara Kochel, Kermit McCutchan, and Chuck Valade were present. John Lambert filled in as board liaison and management representative Josh Seng was also in attendance.

III. **Guests** – None Scheduled

IV. **January 9, 2012 Agenda** approved by motion (Kochel/Eyssautier)

V. **December 5, 2011 Minutes** approved by motion (Eyssautier/Kochel)

VI. **Board Actions December 15, 2011**

MOTION made/seconded (Lemieux/Ziegler) to accept the proposal of Approved Painting, Inc., Casa Grande, for preparation and painting of the kiddie pool shade structure poles at cost not to exceed \$315.95 including tax. Unanimously approved.

MOTION made/seconded (Ziegler/DeLarge) to accept the proposal of Sovereign Electric LLC, Tucson, to install a digital nema 3RTimer to dis- connect power to the spa tub during non-use hours, at cost from operating code 85000 not to exceed \$321.65 including tax. Unanimously approved.

MOTION made/seconded (DeLarge/Pope) to accept proposal of Approved Painting, Inc. Casa Grande, to provide prep work, stucco repairs and painting of the Community Center perimeter wall, ramadas, Center, at cost not to exceed \$8,032.06 including tax. Unanimously approved.

VII. **Management Report**

- a. At the request of Mr. Lambert, Mr. Seng provided a data analysis report on key card activity at both pools in order to assess the level of pool use by the community. Results were reviewed and discussed by the committee.

VIII. **Unfinished Business**

- a. **Streamlined Pool Rules** – Committee reviewed the final draft version of the revised pool rules (*attached to minutes*) and had discussion over #9 regarding prohibiting use of soaps in the pool area shower. **Motion** to keep rule #9 as written and allow use of soap in the pool area shower (Eyssautier/Valade). **Motion failed** with 1-yes vote (Eyssautier) and 3-no votes. **Motion** to revise rule #9 to also state “use of soaps or shampoos in shower prohibited”, and to recommend the revised pool rules to the Board for approval (Valade/McCutchan). **Motion passed** with 3-yes votes and 1-no vote (Eyssautier).
- b. **Windmill Gas Meter** – Mr. Seng presented cost of moving the gas meter, as requested by the Committee. The total cost was \$2,148.63. The committee discussed and decided to postpone this topic to see if any further issues arise now that the spa jets were put on a timer.
- c. **Windmill Pool Equipment Room Gate** - Postponed
- d. **Reserve Study Replacement Items** – Mr. Seng presented two proposals from Oasis Pool Service for the Windmill Pool heaters that are scheduled for replacement this year in the Reserve Study.

IX. New Business

- a. **Offer to purchase expired pool furniture** – Mr. Seng presented a letter from a resident requesting purchase of expired pool furniture. **Motion** to recommend to the Board to accept the request (Kochel/Eyssautier). Unanimously approved.
- b. **Drain/Refill Community Center Pool** – Mr. Seng presented a proposal at the Committee's request from Oasis Pool Service to drain and re-fill the Community Center Pool in order to lower the amount of salts and dissolved solids. **Motion** to recommend to the Board to accept the proposal from Oasis Pool Service drain, refill, and re-balance the water in the Community Center Pool at a cost NTE \$600.00 (Kochel/McCutchan). Unanimously approved.
- c. **Trees in WP area** – Mr. Seng reported that three Acacia Salicina Trees in the Windmill Pool area are dying and presented the proposal from DLC Resources for removal of the dying trees and replacement with Swan Hill Olive trees. It was requested that the proposal be revised using smaller sized trees.
- d. **Electrical Issues at Pools** – Mr. Seng reported that the ongoing electrical issues with the underwater pool lighting and the breakers tripping had been reviewed by two different electricians, both of which concluded that the issue was due to old galvanized conduit which was deteriorating and causing shorts in the lines. Mr. Seng reported that he was working on gathering additional proposals from other companies for repairing the problems and would provide the proposal to the Committee at the next meeting.

X. Next Pool Committee meeting date February 6, 2012 at 7:00 P.M. at the Windmill Park Office.

XI. Meeting adjourned at 8:17 P.M.

Respectfully Submitted,

Josh Seng
HOA Management Solutions

Continental Ranch Swimming Pool Rules

Accounts with past due will have their pool key card turned off until payment is received.

1. Association rules, regulations, and all posted signs must be followed. Lifeguards are not on duty. Swim at your own risk.
2. **You must conduct yourselves safely and in a manner that does not interfere with the enjoyment of the pool and spa by all participants.**
3. **Pool Staff and others designated by the Board of the Directors have the authority to enforce these rules, and not allow entry to those not willing to abide by them.**
4. The Windmill Park and Community Center swimming pools are only for the use of residents and their guests. Residents must accompany their guests at all times. Limit of 5 guests per card holder. For larger groups, permission must be received from the Continental Ranch Administrative Office. Authorized staff has the right to limit the number of guests using the facility on any day. Maximum occupancy in swimming pool area is 120 people. No more than 90 people can be in the water at any time.
5. Children under 12 years old must be attended by an adult over the age of 18 at all times.
6. Children under the age of 12 are not allowed in the spa under any circumstances.
7. Proper swim suit attire is required in the pool. No cutoffs or street clothing allowed.
8. Do not prop open the gates to the pool or restrooms.
9. You must shower prior to entering the pool or spa. Use of soaps and/or shampoos is prohibited.
10. Please remember to only walk on the deck. No running or horseplay permitted on the deck or in the pool. Only use appropriate "pool toys" and flotation devices in pool area.
11. Do not enter the pool if you have an infectious or contagious disease, open cuts, sores or bandages.
12. Children in diapers must wear secure fitting waterproof pants over the diapers.
13. No defecating, urinating, spitting, or placing other foreign substances in the pool. Do not swim if you are incontinent or suffering from diarrhea.
14. No glass containers permitted in the pool area.
15. No food, drinks, drugs, or tobacco are allowed inside the pool area, except for water.
16. No pets of any kind permitted in the pool area, except for working "Service Dogs".
17. Please deposit all trash in the containers provided.
18. Abusive behavior, and vandalism is prohibited: No climbing on walls and gates. No fighting. No use of the pool outside of posted pool hours.
19. Bicycles, skateboards, roller skates, roller blades and riding toys must be parked outside the pool area.
20. Only use battery operated audio equipment with earphones.
21. If using suntan lotion, place a towel over the chair to protect it from oil damage.
22. Scuba equipment is not allowed except during class instruction approved by the Board of Directors.
23. Keep clear of swimming lanes when used by lap swimmers. Do not hang on or play with lane lines.
24. **Do not interfere with emergency procedures, accidents or drill exercises, including handling of pool equipment.**
25. Continental Ranch Community Association and staff is not responsible for valuables left in the pool area.
26. Only one card issued per household. Replacement fee charged for lost cards: 1st time \$10, 2nd time \$25, 3rd time \$50, 4th time and above \$100.
27. Violators of these rules may have their pool privileges suspended and/or be fined by the Continental Ranch Board of Directors.