

Continental Ranch Community Association

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Pool Committee Meeting February 6, 2012 at 7:00 P.M. Minutes

I. Call to order – 7:02 P.M. at the Windmill Park Office

II. Roll Call – *present:* Chuck Valade, Chair
 Paul Eyssautier, Vice-Chair
 Coy Gaddie
 Kermit McCutchan
 Josh Seng, Management Representative
 John Lambert, Board Liaison, pro-tem

absent: Phil Kinney
 Barbara Kochel
 Roxanne Ziegler, Board Liaison (*excused*)

III. Guests – no scheduled guests; names of those in attendance were: Elwood Smith, Larry Susi, Stephan Adams, Richard Matthies, Luther Matthies, Ken Kelley, R.L. Clanagan, E. A. Krause, Mike Galfield, Mariana Mihai, Dave Lawrence, and Yvonne Crosswell.

IV. Open Forum - all guests voiced their opinions and concerns about the information about winter season pool use presented in the President's Message of the February Windmill Newsletter.

1. Elwood Smith – feels pools being open year-round are a selling point for realtors; his out-of-town guests use the pool; Saddlebrook HOA has more amenities and higher dues; feels there is an advantage to the available option of year-round pools regardless of actual use.
2. Larry Susi – doesn't want to see pools close in winter; has concerns with property values tied to year-round pools and feels negative impact if pools are not open for winter.
3. Dave Lawrence – doesn't want to see pools close in winter; feels they are valuable year-round to residents and to out-of-town visitors; has concerns that if the topic is put out to the community that it is worded in an unbiased way.
4. Yvonne Crosswell – stated year-round pool was important when they bought their house in CRCA; feels the pool is therapeutic and has health benefits
5. Ken Kelley – resident from Sunflower HOA, feels the year-round pool is good for his kids and grandkids to visit; noted that the Sunflower HOA office charges residents for using the key card to CRCA Pools.
6. Mariana Mihai – stated that she was a resident of CRCA for 18 years; hopes that the entire community will be given a chance for input on the topic.

7. Stephen Adams – stated that last winter was colder than this year and that the data reported in the Newsletter might show lower use than this year’s data.
8. Mike Galfield – feels that if this topic was put out to the community as a vote that the information needs to be presented unbiased.
9. Luther Matthies – wanted to know if the pool was closing
10. E.A Krause – wanted to know who schedules the projects that are undertaken by CRCA.
11. Richard Matthies – wanted to confirm what the per-household cost is for covering the gas usage to heat the pool and whether gas price increases would increase the per-household cost; stated that his family uses the pool often and appreciates it regardless of the price; appreciates everything that everyone does for the Association.
12. R.L. Clanagan – Thanked the Pool Committee for their service; stated his concerns that the newsletter article was slanted; has concerns with other Association expenditures if the pool costs are being questioned.

V. **February 6, 2012 Agenda** approved by motion (Valade/McCutchan)

VI. **January 9, 2012 Minutes** approved by motion (Eyssautier/Gaddie)

VII. Board Actions January 19, 2012

- a. **Approved on Consent Agenda** - Request from resident, Mr. Dave Lawrence, to purchase up to six chairs (three lawn and three lounge) at a cost of \$10.00 for each chair and \$15.00 for each lounge chair, now that new furniture has been received; proposal from Oasis Pool Service, Tucson, to drain and refill Community Center
- b. **MOTION made/seconded (Ziegler/Pope) to accept revised swimming pool rules as presented with amendment to Item 9 by adding "use of soaps or shampoos in shower prohibited.** Discussion: Publish rules in *Windmill*. **Unanimously approved.** Posting of signage at both pools discussed. Cost factor unknown. Pool committee asked to provide cost information at the next meeting.
- c. **POOL FENCE JUMPER:** Security cameras clearly documented a young adult scaling the fence at the Windmill Pool recently, and being sent out the gate by someone already within the pool area. It was determined that the offender later returned and admitted himself properly via the authorized key pad. **MOTION made/seconded (Lemieux/Lambert) to impose a \$25.00 fine and 30-day suspension of pool privileges to the resident family. Five affirmative votes; one negative vote (Ziegler).**

I. Management Report

- a. **Community Center Pool Wall Repairs** – Mr. Seng reported that the perimeter wall of the Community Center Pool had been stucco repaired, re-painted, and the weep-holes improved for proper drainage.
- b. **Expired Pool Furniture** – Mr. Seng reported that most of the old pool furniture had been sold, and had been advertised for sale in the newsletter as directed by the Board.
- c. **Newsletter article in Windmill Newsletter** – Mr. Seng reported that the President’s Message in the February Newsletter had presented pool usage data & gas usage data.
- d. **Windmill Pool Gate Maintenance/Service** – Mr. Seng reported that A&M Fencing had been called to service the gate and did so under warranty at no charge. The gate had not been closing as well in recent weeks. A&M Fencing lubed the hinges

which corrected the issues. Committee members commented that there should be a certain type of lube that does not attract dirt and debris, directing management to attempt to use that type of lube in the future.

- e. **Product Recommendation from Leslie's Pool & Spa** – Mr. Seng informed the Committee that a representative of Leslie's Pool & Spa contacted the management office about a product they offer which is added to the water in the pool creating a surface barrier which helps reduce heat dissipation. The committee had concerns about the product getting on swimmers.

II. Unfinished Business

- a. **Windmill Gas Meter** – Postponed to see if further issues occur.
- b. **Windmill Pool Equipment Room Gate** – Postponed for budget purposes.
- c. **Reserve Study Replacement Items** – The Committee reviewed all items noted in the Association Reserve Study for 2012. **Motion** to recommend to the Board to accept the proposal from Oasis Pool to replace two heaters at Windmill Pool at a cost NTE \$7,312.38 (Valade/McCutchan). Unanimously Approved.
- d. **Trees in Windmill Pool Area** – Mr. Seng reported that he checked the availability of smaller sized trees, but that 24-inch boxed was the smallest size for Swan Hill Olive. **Motion** to remove three dying acacia salicina trees and replace with three Swan Hill Olive trees in the Windmill Pool area at a cost NTE \$1,110.00 (McCutchan/Valade). Two voted in favor, two voted opposed. Motion failed for lack of a majority. **Motion** to remove three dying acacia salicina trees and replace with two Swan Hill Olive trees at a cost NTE \$885.00 (Gaddie/Eyssautier). Unanimously approved.
- e. **Electrical Issues at Pools** – Mr. Seng reported that he is still waiting for one more proposal.

III. New Business

- a. **New Signs for Revised Rules** – Committee reviewed cost from last year's sign replacement to get an idea of what the cost will be to replace signs with the recently approved revised list of rules. Committee requested a bid for 3 new signs.
- b. **Shade Canopy at Kiddie Pool** – Mr. Seng reported that one of the bolts on the shade structure had rusted out and snapped. Committee discussed various options to remedy the problem and directed management to gather bids.
- c. **Pool Monitors** – Committee discussed options for staffing the Pool Monitors this year. **Motion** to eliminate the supervisor position on the pool monitor staff (McCutchan/Gaddie). Unanimously approved. Committee asked for estimated cost figures to run the staff with one pool monitor at each pool, but without a supervisor this year.

IV. Next Pool Committee meeting date March 5, 2012 at 7:00 P.M. at the Windmill Park Office.

V. Meeting Adjourned at 8:32 P.M.

Respectfully Submitted,

Josh Seng
HOA Management Solutions