

# *Continental Ranch Community Association*

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## **Pool Committee Meeting March 5, 2012 at 7:00 P.M. Minutes**

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

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

*absent:*     Paul Eyssautier, Vice-Chair (*excused*)  
  Phil Kinney  
  Barbara Kochel  
  Roxanne Ziegler, Board Liaison (*excused*)

**III. Guests** –

- a. Invited Guest Josh Franklin of Saguaro Aquatics – Mr. Franklin asked if CRCA was interested in continuing for another year of allowing Saguaro Aquatics to hold swim lessons for CRCA residents at the CRCA Community Center Pool. He noted that this would be the fifth year of lessons with Saguaro Aquatics. Mr. Franklin noted that, if approved by the Board, the lessons would begin sometime around Memorial Day when the pool was expected to be warm enough (from sun & ambient air temperature) to hold lessons and be comfortable for the kids.
- b. Also in attendance were: Elwood Smith and R.L. Clanagan

**IV. Open Forum** –

1. Elwood Smith – stated that he observed approximately 25 people in the pool area yesterday and approximately 19 today; noted that sometimes more than one person would enter the pool area using one key card; confirmed that the pool being open was advertised on the CRCA website; expressed interest in pool being promoted more in the newsletter; noted monies were approved by Board for gravel install in common areas.

**V. March 5, 2012 Agenda** approved by motion with addition of New Business items X-b. & X-c. (McCutchan/Gaddie).

**VI. February 6, 2012 Minutes** approved by motion (Gaddie/McCutchan).

**VII. Board Actions February 16, 2012**

- a. **Approved on Consent Agenda** - Accept proposal from Oasis Pool to replace two heaters at Windmill Pool at a cost not to exceed \$7,312.38, including tax. Accept proposal to remove three dying Acacia Salicina trees and replace with two Swan Hill Olive trees by DLC at a cost not to exceed \$885.00.
- b. **POOL FENCE JUMPER:** Fine and pool suspension approved in January Board meeting; however, held until member given the opportunity to appear. Letter of 24 January 2012 not

responded to, therefore, without member response, **MOTION made/seconded (Lambert/Lemieux) to impose the \$25.00 fine and 30-day suspension of pool privileges. Five affirmative votes; one negative vote (Ziegler). Motion approved.**

#### **VIII. Management Report**

- a. **Pool Furniture Organization** – Mr. Seng reported that the pool furniture was fully organized according to the Committee's approved color coordination plan.
- b. **Pool Trespassing & Vandalism** – Mr. Seng reported that there had been several incidences at Windmill Park Pool during the month of February.
- c. **Tree Removal/Replacement** – Mr. Seng reported that the three removals of the dying Acacia Salicina Trees in the Windmill Pool area with installation of two Swan Hill Olive Trees which were approved by the Board and the Committee are scheduled for the week of March 12<sup>th</sup>.
- d. **Pool Fencing Warranty Service** – Mr. Seng reported that A&M Fencing was called and is scheduled to come spot treat the areas where paint had flaked off and where rust was prevalent on the wrought iron fencing surrounding both pools. A&M Fencing said they would service the fence as soon as temperatures stabilized.
- e. **Community Center Pool Deck Seal** – Mr. Seng reported that he was meeting with Saguaro Pool soon to discuss warranty service of select areas of the Community Center Pool deck which had some paint peeling up.

#### **IX. Unfinished Business**

- a. **Electrical Issues at Pools** – The Committee reviewed proposals from three contractors to install new electrical wiring from the breaker panel to the junction boxes for all underwater lights at both pools. **Motion** to recommend to the Board to accept the proposal from Cascade Electric, NTE \$3,180.00+tax for Windmill Pool and NTE \$2,785.00+tax at the Community Center Pool (Valade/McCutchan). Committee requested that management obtain written details about what warranty the contractor would provide on their work. Unanimously approved.
- b. **Shade Canopy at Kiddie Pool** – Mr. Seng reported that he was still gathering bids, only one had been received so far.
- c. **New Signs with Pool Rules** – The Committee reviewed the proposal they had requested for printing new signs with the revised pool rules. **Motion** to recommend to the Board to accept the proposal from Advantage Traffic & Safety for purchasing three signs with the revised pool rules (two for Community Center pool, one for Windmill Park pool) at a cost NTE \$186.00+tax (McCutchan/Valade). Unanimously approved.
- d. **Pool Monitors** – The Committee reviewed the budget calculations for pool monitor staffing. **Motion** to recommend to the Board to approve hiring of Pool Monitors [by management] for the 2012 summer season, running coverage from 12:00pm to 10:00pm daily, at a rate of \$10.00 per hour (Valade/McCutchan). The Committee noted that the increase in hourly wage was recommended in hopes of attracting a quality caliber of staff. Unanimously approved.
- e. **Reserve Study Replacement Items** – Mr. Seng reported that the two heaters approved by the Board and Committee last month had been installed and replaced the two heaters that were in the worst condition, which had been at Community Center rather than Windmill Park. One additional heater was in the reserve budget for this year. **Motion** to recommend to the Board to accept proposal from Oasis Pool for replacement of one pool heater at Windmill Park pool at a cost NTE \$3,656.19 (Valade/McCutchan). Unanimously approved.

- f. **Windmill Gas Meter Relocation** – The Committee discussed the cost of moving the gas meter was approximately \$2,150 and that the cost to extend the wrought iron fence around the pool equipment room masonry wall was approximately \$2,400. The Committee noted that neither option would necessarily solve the trespassing problems. Topic postponed indefinitely.
- g. **Windmill Pool Equipment Room Gate** – Postponed

#### **X. New Business**

- a. **Letter From Los Tiburones Swim Team** – Letter from swim team requesting use of CRCA pool for their practice. **Motion** to recommend to the Board to not approve any swim teams to use CRCA pools, ever. (McCutchan/Valade). Unanimously approved.
- b. **Saguaro Aquatics Swim Lessons** – **Motion** to recommend to the Board to approve proposal from Saguaro Aquatics to hold swim lessons at the Community Center pool (Valade/Gaddie). Unanimously approved.
- c. **Community Center Pool Opening Date** – The Committee noted that Marana Unified School semester ends on May 24, 2012. **Motion** to recommend to the Board to approve the opening of Community Center pool for May 21, 2012 (Valade/Gaddie). The Committee discussed coordinating heating the pools to the approved 79-80 degrees enough days in advance so that the pools are at temperature in time for the opening, and that the heaters should be turned off once pool temperatures are observed to be 78 degrees at noon for 4 consecutive days. Unanimously approved.

**XI. Next Pool Committee meeting date April 2, 2012 at 7:00 P.M. at the Windmill Park Office.**

**XII. Meeting adjourned by motion at 8:48 P.M.**

**Respectfully Submitted,**

**Josh Seng**

**HOA Management Solutions**