

# *Continental Ranch Community Association*

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

**I. Call to order** – 7:00 P.M. at the Windmill Park Office

**II. Roll Call** –       *present:*     Chuck Valade, Chair  
  Paul Eyssautier, Vice-Chair  
  Coy Gaddie  
  Phil Kinney  
  Kermit McCutchan  
  Roxanne Ziegler, Board Liaison  
  Josh Seng, Management Representative

*absent:*           Barbara Kochel

**III. Guests** – No scheduled guests; resident R.L. Clanagan was in attendance and expressed concerns about the approved date scheduled for opening the Community Center pool.

**Motion** to recommend to the Board to open the Community Center pool on May 18<sup>th</sup> instead of May 21<sup>st</sup> and maintain winter hours of operation, closing at 7:30PM until May 21<sup>st</sup> when the pool monitor staff begins, and to adjust heating of the pool accordingly (Kinney/Gaddie). Committee requested management attempt and action-in-lieu from the Board, and if that fails to forward the topic to the regular Board Meeting. Unanimously approved.

**IV. May 7, 2012 Agenda** approved by motion (Kinney/Eyssautier).

**V. Approval of Pool Committee Minutes**

- a. **March 5, 2012 Minutes** approved by motion (McCutchan/Gaddie)
- b. **April 2, 2012 Minutes** approved by motion as amended to change “lack of quorum” to state “meeting cancelled due to lack of action items” (Gaddie/Kinney).

**VI. Board Actions**

- a. **March 15, 2012 Board Meeting** – Canceled; no quorum
- b. **March 16, 2012 Action-in-lieu** – Board approved hiring Pool Monitors, as recommended by the Pool Committee
- c. **March 16, 2012 Action-in-lieu** – Board approved Swim Lessons by Saguaro Aquatics, as recommended by the Pool Committee
- d. **April 19, 2012 Board Meeting** –
  - 1. Los Tiburones Swim Team request to rent one pool this summer see Pool Committee recommendation item XI. Motion (Lambert/Lemieux) is to concur with the Pool Committee to not rent out the pool. Discussion ensued. Motion carries all in favor.
  - 2. 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.

Motion (Lambert/Bracken) is to postpone this request and provide Board with budget figures on these accounts. Motion carries all in favor.

3. 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. Motion (Ziegler/Pope) is to approve this request NTE \$186.00 plus tax. No one offered discussion. Motion carries all in favor.
4. 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. Motion (Lemieux/Stimpson) is to approve this request NTE \$3,656.19. No one offered discussion. Motion carries all in favor.
5. Recommend to the Board to not approve any swim teams to use CRCA pools, ever. Board referred back to item VII-b.
6. Recommend to the Board to approve the opening of Community Center pool for May 21, 2012. Motion (Lambert/DeLarge) so moved to approve opening the community center pool on May 21, 2012. More discussion ensued. Motion carried 7 yes to 0 no.
7. Possible delay of opening Community Center Pool due to rusting out of the post mounts on the kiddie pool shady canopy. Josh gave a run down on the status of the posts. Ultimately an engineer needs to be consulted and to make sure it complies to code. The original installation was not permitted and may not be installed to code. Motion (Bracken/Pope) to postpone this item and remove the shade net from the canopy. Discussion is to have pool committee make a recommendation. Motion carries all in favor. It is \$100 to remove the canopy.

## VII. Management Report

- a. **Pool Use Violation** – Mr. Seng reported that a complaint had been received by someone using the pool that a group had brought in a cooler with beverages on Sunday 4/29 and were drinking and smoking in the pool area. Management had retrieved the video footage of the incident and collected the data on the key which was used by the group to enter the pool. **Motion** to recommend that a statement should be posted in the newsletter that pool rule violations can be reported to the CRCA Office 24 hours a day, 7 days a week by leaving a voice message on the general mailbox (Kinney/Valade). Discussion that many residents didn't know what to do when they see a violation in progress. Unanimously approved. **The Committee requested guidance from the Board** on specific disciplinary action for pool use violations according to the circumstances of the infraction.
- b. **Equipment Room / Chemical Storage** – Mr. Seng reported that both Oasis Pool Service and Leslie's Swimming Pool Supplies had diagnosed the issues with equipment corrosion in the pool pump areas, blaming the problems on poor ventilation of the areas in combination with storing the pool chemicals in the same area as the equipment and that ideally chemicals should be stored separately from the equipment. Committee discussed possible solutions, requested the item be placed under new business on the next agenda, and requested that management research what other options are available and what other HOAs do with their pools.
- c. **Variable Speed Pump Motors** – Mr. Seng reported the information that he had received on variable speed, higher efficiency pumps. Committee chose to postpone further consideration until a longer history of performance had been established with this type of equipment.
- d. **Saguaro Pool Warranty Service** – Mr. Seng reported that Saguaro was scheduled to come repaint areas of the Community Center pool deck on May 17<sup>th</sup>, which could conflict with the Committee's recommendation to open the pool on May 18<sup>th</sup>, but that he would check if Saguaro could schedule the service for an earlier date.

### VIII. Unfinished Business

- a. **Shade Canopy at Kiddie Pool** – Mr. Seng reported that he had pursued various outlets, collecting proposals from contractors for repairing the existing structure, proposals from engineers to engineer fixes to the structure, a proposal for installing a new structure, gathering information from the Town of Marana, and attempting to get the structure issues addressed by the company which sold the structure to CRCA. The Committee requested additional proposals on removing the structure for their June meeting.
- b. **Windmill Gas Meter** – *(postponed indefinitely)*
- c. **Windmill Pool Equipment Room Gate** – *(postponed indefinitely)*

### IX. New Business

- a. **Windmill Restrooms Moisture Issues** – Committee reviewed an engineer's evaluation of the situation which recommended using an exhaust fan to control moisture issues of the pool restrooms, and proposals obtained from three heating & cooling companies. **Motion** to recommend to the Board to accept the proposal from Cummings Plumbing to remove the existing evaporative cooler from the building and install two 300cfm exhaust fans, one to each restroom, at a cost NTE \$ 2,814.61 including tax (Valade/Kinney). Discussion was that the Cummings proposal was the most complete and most congruent with the engineer's evaluation. Unanimously approved.
- b. **Heater Bypass Valve Replacement** – Committee reviewed proposals from Oasis Pool Service. **Motion** to recommend to the Board to accept the proposals from Oasis Pool Service for replacement of bypass valves & unitherm governors for two heaters at Windmill Park at a cost NTE \$549.92, and for replacement of bypass valves & unitherm governors for two heaters at Community Center Pool at a cost NTE \$549.92, each including tax (Valade/Eyssautier). Discussion that this was part of the planned repairs in the approved annual budget. Unanimously approved.
- c. **2012/2013 Budget** – Committee was provided detailed breakdown of budget figures for 2009, 2010, 2011, & current year-to-date. The Committee requested a Study Session to further review the budget development for 2012/2013, to be held at Windmill Park on May 21<sup>st</sup>, 2012 at 7:00PM.

X. Next Pool Committee meeting date June 4, 2012 at 7:00 P.M. at the Windmill Park Office.

XI. Meeting adjourned at 9:15 P.M.

Respectfully Submitted,

Josh Seng

HOA Management Solutions