

Continental Ranch Community Association

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Pool Committee Meeting June 4, 2012 at 7:00 P.M. Minutes

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

II. Roll Call – *present:* Paul Eyssautier, Vice-Chair
 Coy Gaddie
 Kermit McCutchan
 Gladys Pope, Board Liaison
 Josh Seng, Management Representative

absent: Chuck Valade, Chair
 Phil Kinney
 Barbara Kochel

III. Guests – No scheduled guests; resident Elwood Smith was in attendance and expressed interest in joining the Pool Committee.

IV. June 4, 2012 Agenda approved by motion (Gaddie/McCutchan)

V. May 7, 2012 Minutes approved by motion (McCutchan/Gaddie)

VI. Board Actions

LETTER FROM BOARD FOR OWNER TO APPEAR:

By letter of 2 May 2012, Mr. Jamie Nelson/Ms. Leah Everson, Parcel 04-031, were encouraged to attend the BOD meeting of 17 May 2012 to speak in behalf of violations of published pool rules documented by camera on 29 April 2012. Possible sanctions such as fine and/or loss of pool privileges to be considered. Addressees were not in attendance. **MOTION made/seconded (Lemieux/Pope) to impose a 30-day suspension of pool privileges. Affirmative votes, six; one negative vote (Lambert).**

CONSENT AGENDA:

POOL—Accept proposal from Cummings Plumbing to remove existing evaporative cooler and install two 300cfm exhaust fans, one to each restroom, at cost NTE \$2,814.61 including tax. Accept proposal from Oasis Pool Service for replacement of bypass valves and unitherm governors for two heaters at Windmill Park at cost NTE \$549.92 including tax and for replacement of bypass valves and unitherm governors for two heaters at the Community Center pool at cost NTE \$549.92 including tax.

EARLY OPENING OF COMMUNITY CENTER POOL:

A suggestion had been received regarding opening the Community Center pool on 18 May 2012 due to the unusually warm temperatures. Official opening on 21 May 2012 had been previously announced and published, and pool monitors will begin work on that date. Heat has been turned on and the pool will be warmed and ready for use. With only a 3-day differential in announced opening date, **MOTION was made/seconded (Ziegler/Pope) to not change the current scheduled opening date of 21 May 2012. Unanimously approved.**

REPORTING POOL VIOLATIONS:

Committee recommends announcement in *The Windmill* that pool rule violations may be reported to the CRCA office 24/7 by leaving a voice message on the general mailbox. Violations noted while monitors are on duty should immediately be given to those monitors. Lengthy discussion indicated that safety and health issues concerning pool usage cannot wait for a formal written complaint form to be turned in. **MOTION**

made/seconded (Lemieux/DeLarge) to approve the recommendation to report pool violations 24/7 to the CRCA office. Affirmative votes, six; negative vote, one (Lambert).

DISCIPLINARY ACTIONS FOR VIOLATIONS:

Committee requested specific information on disciplinary action to be taken for pool rules violations. There is no firm policy guidance in effect, and assigned monitors need to receive direction in how to handle individual situations. The Board would like to discuss proposed policy handling on both overall and/or case-by-case basis depending on existing circumstances, to include disciplinary action, fines, pool-use suspension etc. and then can provide adequate guidance/authorization for pool monitors on pool rule enforcement. Committee to be asked to provide more information/policy and recommendations for Board consideration as soon as possible.

KIDDIE POOL SHADE STRUCTURE:

The shade structure at the Center kiddie pool was not made for pool cover. It is showing signs of rusting and needs to be moved to an area where water will not cause continuing damage. In order to save the shade, relocation needs to be done as soon as possible, with bids to be requested immediately. Possible action-in-lieu by the Board was indicated in order to move the existing shade structure to the Mountain Sky Pocket Park and contract for a new shade structure at the kiddie pool.

VII. Management Report

- a. **Pool Closure do to defecation** - Mr. Seng reported that there had been three recent closures of the pool due to human feces being found in the pools. The Windmill Pool had been closed 5/26 & 6/2, and the Community Center Kiddie Pool was closed on 6/4.
- b. **Pool Monitors** – Mr. Seng reported that the Pool Monitor staff had started on 5/21 as scheduled and so far it was going well.

VIII. Unfinished Business

- a. **Shade Canopy at Kiddie Pool – Motion** to recommend to the Board that if installation of a new structure would cause the pool to be closed for it to be during weekdays only (not closed during any weekend days) and if it were to require closure of more than three weekdays that the project be postponed until after the summer season (Eyssautier/Gaddie). Unanimously approved.
- b. **2012/2013 Budget** – The Committee reviewed budget figures & actual expenses for past years and year-to-date. **Motion** to recommend the budget as discussed (McCutchan). Motion dies for lack of a second. **Motion** to recommend the budget as discussed (*see attached*) with the addition of special projects, including the expansion of the Community Center equipment room to extend the life of the equipment by separating the chemicals from the equipment; relocation of the Windmill Park gas meter to protect it from further damage; and to install a new shade structure over the kiddie pool, in the event that Board does not approve the new shade structure during the current fiscal year (Eyssautier/Gaddie). Unanimously approved.
- c. **Windmill Gas Meter (*postponed indefinitely*)**
- d. **Windmill Pool Equipment Room Gate (*postponed indefinitely*)**

IX. New Business

- a. **Disciplinary Actions for Violations** – Postponed

X. Next Pool Committee meeting date July 2, 2012 at 7:00 P.M. at the Windmill Park Office.

XI. Meeting adjourned at 8:48 P.M.

Respectfully Submitted,

Josh Seng

HOA Management Solutions