

9150 N. Coachline Blvd. Tucson, AZ 85743 Phone: (520) 297-7600 Fax: (520) 297-7917

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

present: Chuck Valade, Chair
Phil Kinney, Vice-Chair
Coy Gaddie
Barbara Kochel
Bob Vollbrecht (Board Liaison)
Josh Seng (Management Representative)

absent: Kermit McCutchan (excused)

IV. December 3, 2012 Agenda – approved by motion (Kinney/Gaddie)

V. November 5, 2012 Minutes – approved by motion (Kinney/Gaddie)

a. November 15, 2012 Board Meeting:

- i. **MEMBERSHIP RENEWAL:** MOTION made/seconded (Lambert/DeLarge) to confirm committee members—Mr. Coy Gaddie, Mr. Phil Kinney, Ms. Barbara Kochel, Mr. Kermit McCutchan, and Mr. Chuck Valade. Five affirmative votes; one negative vote (Ziegler). Motion Approved.
- ii. **LIQUID POOL ADDITIVE FOR HEAT CONSERVATION:** MOTION made/seconded (Lambert/DeLarge) to NOT accept committee recommendation for a free gallon trial offer of CoverFree and to test its performance. Unanimously approved.
- iii. **COMMUNITY CENTER POOL KEY/SECURITY CAMERA:** MOTION made/seconded (DeLarge/Stimpson) to accept proposal of Rent-A-Techie, Tucson for adapter, security firewall, programming, installation and training of the Community Center pool key system and security camera internet integration, at a cost not to exceed \$970.02 including tax. Unanimously approved.
- iv. **COMMUNITY CENTER POOL SEASONAL CLOSURE:** MOTION made/seconded (Ziegler/DeLarge) to close the Center Pool area immediately due to valid gate safety concerns as outlined by Mr. Seng (currently scheduled for closure 1 December 2012). Unanimously approved.

VIII. Unfinished Business

- a. **Shade Canopy at Kiddie Pool** – Bid package with over 12 different proposals from multiple companies including various types of structures was presented and reviewed by the Committee. The Committee narrowed their selection down to two

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proposals and requested management to get further information to several questions they had on each proposal. Mr. Seng instructed to report his finding to the Committee ASAP.

- b. **Pool Area Electrical** – Mr. Seng reported that that he had confirmed the pricing had not changed on proposals from Cascade Electric Inc., which had been reviewed in January. **Motion** to recommend to the Board to accept the proposals from Cascade Electric Inc. for restoration of the electrical wiring for pool lighting at both pools for a cost NTE \$3,409.60 at the Windmill Park Pool and NTE \$2,986.08 at the Community Center Pool (Kinney/Coy). Unanimously approved.
- c. **Community Center Pool Equipment Room Expansion** – Mr. Seng said he was still gathering bids and expected to have them ready for the next Committee meeting.
- d. **Community Center Lighting** – Mr. Seng provided the bid for an additional light at the Community Center, as requested by the Committee at the previous meeting. Committee postponed action.
- e. **Community Center Gate** – Mr. Seng reported that A&M Fencing had replaced the closing device. Management will continue to work with A&M to correct the issue.
- f. **Windmill Gas Meter** – Postponed indefinitely

IX. New Business

- a. **Annual Pool Furniture Replacement** – Mr. Seng reported that the previous furniture company had changed its manufacturing practices and the sales representative was going to bring a demonstration example for review. Committee requested pricing on concrete tables as a possible option for table replacements.
- b. **Reserve Study Items** – The Committee reviewed all items on the reserve study which were listed as having an expired useful life.

X. Next Pool Committee meeting date January 7, 2013 at 7:00 P.M. at the Windmill Park Office.

XI. Meeting adjourned at 8:35 P.M.

Respectfully Submitted,

Josh Seng

HOA Management Solutions