

## MINUTES FROM SPECIAL BOARD MEETING 09/16/2015

Board Members present: Fred Salmon, Suzy Palmer, Steve Morrow, Mike Tenore, Kurt Blankenship

Initially Absent: Ed Delahanty (delayed and joined later)

**Purpose of Meeting:** Suzy indicated that the intent was to address numerous issues before the Board that need to be discussed sooner rather than later. Special Meetings will continue as needed. The issues to be discussed at this meeting are various pool issues. Suzy indicated that the Long range Planning Committee had recently met to begin discussing these issues and was looking for guidance from the Board regarding same.

### **Issues Discussed:**

**Marketing of Pool Improvements and Assessment for same:** agreed that one or more presentations need to be made to the community to explain what improvements are being contemplated , the cost of same, and to seek community input with regard to same. Additionally, information will be posted on the website, Board members could do one on one visits with Members, etc. The idea is that there will be a full and detailed explanation so there are no surprises.

(At this point Ed joined the meeting)

**Estimates of costs:** one estimate has been received so far and we are expecting a second any day now. Copies of the estimates will be posted on the website. The estimate received already contemplates decreasing the depth of the deep end. This would make it easier to install the new drain that is needed and also improve the water turn over ratio. The cost of decreasing the depth in the shallow end is not broken out in the estimate.

**Project Manager/Consultant:** discussed possible scope of services from same. Agreed that Pool Maintenance and Improvement Committee, along with Dennis Egan, Chairman of the Pool

Operations and Safety Committee, will do initial review of estimates. Consultant could assist in answering questions, explaining technical matters, reviewing reasonableness of costs, etc. If project ultimately goes forward and a contract is awarded, consultant could possibly serve then as a project manager.

**Hot Tub/Salt Water:** there was a brief discussion of whether the community would want a hot tub installed as part of any possible improvements for more year round use. Also discussed the pros and cons of converting to a salt water system instead of chlorine.

**Completion time for improvements:** a reasonable estimate based on current project scope would be 6-8 weeks.

**Funding Options: (assuming any proposed assessment is approved)**

Bank has indicated it would provide financing if at least 50% of the project cost is raised via assessment payments.

Fund raising efforts: discussed miscellaneous ideas like fund raising events, pay it forward pledges, purchase of family plaques or bricks, etc. Agreed that monies raised from any such efforts would be considered "extra" over and above amounts raised through assessment and would either be used to cover unanticipated contingencies, held as a reserve fund, or if ultimately not needed for the pool put toward building improvements. Agreed that Long range Planning Committee would continue to discuss and propose such options.

Payment options: just as an example, if the amount needed to fund the improvements is \$350,000, that amount divided by 450 members in good standing is \$778 per member. Discussed offering a two year pay out option, which would be \$32 per month. Discussed making arrangements for those members who chose this option to be able to use their credit cards for the payments, set up direct deposits from their bank accounts, etc. Discussed offering a slight discount to those who chose to pay the full amount up front.

**Pool Operations next summer:** discussed requirements for general usage vs limited use. Ed will query county and state authorities regarding their thoughts/requirements regarding same and associate member usage. Discussed ways of better utilizing lifeguards with the intent of having two always present: rotating LG between chair, patrolling pool area, duties in office, assisting with minor maintenance chores, and structuring LG presence between limited (such as morning lap swimmers) and general usage.

**Propane:** discussed ways of lowering costs, including switching suppliers and buy vs lease options for tanks. Fred will investigate. Part of earlier discussion about improvements included the possibility of switching to a heat pump system for heating the pool water. Belief is that initial cost would be offset by much lower operation cost. Any such system would require new electrical feed from transformer, possible new transformer (to be supplied by PSE at their cost) and new wiring at pumps.

**Meeting adjourned**