

COTTONWOOD POOL PROJECT WORKSHOP

MEETING MINUTES

On April 18, 2024 at 1:01 pm the Board conducted a workshop in the CLC Lecture Hall. This workshop was attended by:

DIRECTORS PRESENT: Marty Neilson, Tami Ronnfeldt, Glenn Martinsen, Frank Gould

DIRECTORS PRESENT VIA ZOOM: Maryann Sinerius

DIRECTORS NOT PRESENT: Len Horst, Bud Jenssen

ALSO PRESENT: General Manager, Steve Hardesty; Facilities & Grounds Committee Members, Diane Barry, Bob Neuer, Ann Thomas, Judy Daidone, David Patterson

GUESTS: Pete Eremija, Imagine Architectural Concrete; Mark Helmer, California Pools and Landscape.

Board Vice-President Marty Neilson opened the Workshop and turned the meeting over to Steve Hardesty.

Steve Hardesty asked the Board, Facilities & Grounds Committee Members, and Guests to introduce themselves.

Mr. Hardesty read an Engineer's pool deck summary evaluation report completed in September 2024 on the current condition of the Cottonwood pool and pool deck, recommendation is the complete removal and reconstruction of the entire cool deck.

Various options were discussed: 1) doing nothing 2) repairing the deck in-house 3) repairing the deck similar to the decks repaired last year by Contractor 4) remove and replace the pool deck 5) remove and replace the pool deck AND pool.

Pete Eremija, Imagine Architectural Concrete and Mark Helmer, California Pools reviewed and discussed various options:

- Pete noted repairing the Cottonwood pool deck similar to last year's repairs at Palo Verde, Michigan and Kid's pools would be approximately \$250,000 allowing a 1-2 year fix with 90-day checks, pool would be shut down 3-5 weeks for repairs during Spring/Fall.
- Steve asked if completely removing and replacing the pool deck would cause additional damage to the pool. Mark explained plumbing and electrical issues are normally found, but generally the pool is not damaged.
- Steve asked Mark about the timeframe and preferred time of year for construction. Mark noted to remove and replace the pool deck would take approximately 6 months, any time during year.
- Steve asked about changes to shaping/design/pool depth. Mark noted if a new pool design is requested Maricopa County permits would be required, construction would be 1 year.

Board and Committee Questions/Comments:

- Bob Neuer asked if there are concerns regarding other areas of the pool deck. Mark does not expect any issues around the lap pool/bathroom areas.
- Judy Daidone had concerns about liability issues if something isn't done.

- David Patterson asked if any testing has been done to see if the pool is leaking. Steve noted the engineer did not find any leaks. Jim Miller noted they are not currently aware of any leaks, there was a leak 4 years ago. Mark noted plumbing leaks are common, structural leaks are uncommon, always moisture coming from ground.
- Diane Barry noted the intention of the Workshop is to discuss what we currently have and what we should do going forward in a fiscally sound manner.
- Marty Neilson commented that the Board has discussed the pool deck issues and has reviewed both short- and long-term options, Capital Contribution fees were increased to defray HOA assessments that may be required, looking at ways to offset costs by fund raisers, contributions, etc., If there is an assessment it would go to the community for a vote, there will be options so as not to burden homeowners.
- Tamil Ronnfeldt asked about costs. Mark Helmer estimated to remove and replace the pool deck would be approximately \$1-2million. A complete new pool would be approximately \$2-4million plus depending on changes.
- Steve noted this would be the time to make improvements (ie. shade structures, cabanas, zero entry, etc.)
- Bob Neuer asked about the chipping along the edge of the pool. Mark noted there are several choices on decking/pavers, pool edges would be fixed with decking.
- Bob Neuer asked if we put a new deck on and keep the pool are we burying plumbing issues. Mark noted plumbing would be repaired/replumbed.
- Steve asked if it is possible to do field trips of other community pools. Mark responded positively.
- Tami asked how long replacing the pool deck and plumbing would last. Mark responded we can expect approximately 40 years.
- Marty noted that as we get closer to making a decision a CW Pool Task Force will be formed.
- Marty summarized homeowner preferences as expressed at the workshop.

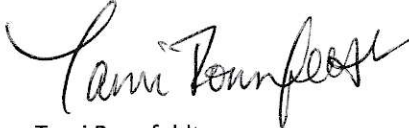
Homeowner Questions/Comments:

- Vince Sciberras asked why are we discussing changing the depth of the pool. Steve noted we are discussing options.
- George Thomas feels no changes to the pool are necessary, should fix the deck.
- JD Sturdivant asked who will be making the final decision. Marty Neilson explained the process for approvals. Steve explained that projects start with a committee who brings a project to the Board, the Board reviews the project and depending on cost the Board can make the final decision or it would go to a vote of the community if an assessment is necessary. Ann Thomas noted Committee and Board meetings are open to the public.
- Vicki Delpellegrino asked if an assessment is needed, would it be a one-time assessment. Steve noted if the funds come out of Capital Reserves there would not be a vote, if there is an assessment the homeowners would vote, a \$1.5million cost would be approximately \$400 assessment per homeowner lot, too early to talk about this as no decision has been made.
- David Patterson asked how the Reserve Fund is replenished. Steve noted the repayment is through the sale of new homes and HOA Dues, the Reserve Fund currently has approximately \$6.5 million.
- Steve Sharp asked if core samples were taken. Steve noted the engineering report noted core and soil samples, they went under deck and into soil.
- Sally Jagnandan feels that nice amenities attract new homeowners, like current pools, if the pool is drained she would like lines added to the deep end of the larger pool, we should look at long term and move toward a larger plan, be creative, get it done right.

- Bob Neuer asked if we should plan for similar deterioration at the other pools. Pete noted all the pools are 30-40yrs old, with maintenance there should not be as large of an issue, cool decks last 10-15years, the problem with the CW pool is the concrete is delaminating, not typical. The other pools show some signs of concrete erosion.
- Joe Bujak commented on pavers vs cool desk maintenance and expense. David Patterson noted extra pavers would be needed for repairs and they may not match.
- Martha Lubeach asked if our maintenance crew is trained. Rusty Raines, Maintenance Assistance Facilities Manager, explained that the maintenance crew is trained and certified.
- Kathy Clear noted the maintenance crew does a fabulous job, deep end of pool is needed, major repair is needed.

The workshop ended at 2:04pm

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Tami Ronnfeldt", written in a cursive style.

Tami Ronnfeldt
Board Secretary