

Cottonwood Palo Verde
CW Pool Repair Task Force-Board Workshop
12/10/24

Board in Attendance: Len Horst, Marty Neilson, Frank Gould, Maryann Sinerius, Glenn Martinsen, Bud Jenssen

Task Force in Attendance: Marty Neilson, Kathy Clear, David Patterson, Marco S., Kathy Skrei, Ken Ronnfeldt, Judy Purcell.

Attendance: Steve Hardesty

Called to Order: Meeting started at 3:00pm and adjourned at 4:10pm

Len welcomed the audience (145+/-) and explained this is open to HOA#2 Homeowners only. The Task Force would be presenting their recommendation and after the presentation to the Board, it would be open for Homeowner questions. The questions will be published and answered later by the Architect of Record. There will be a follow-up session in January.

Marty, as Chair of the Task Force, explained that it is the BOD responsibility to maintain and improve the community. The Board will make their decision at the end of the month Board meeting. Marty told the group that more information will be forthcoming. Marty asked Steve to give an update on where we are.

Steve went over the work to date. He read from the Engineering Report (Ethos) some of their findings; 40-year-old pool is deteriorating; drainage is causing the deck to uplift; moisture permeating upward. Their recommendation was to remove & replace the deck (1.2 million).

On December 3, 2024, the Task Force had their final meeting and decided on a recommendation to the Board. Version 1 was not well received by the task force as a viable option. Version 2 has several risks. Construction around an existing pool structure and warranty concerns. Version 3.5 to remove & replace all existing was the selected option by the task force for most effective fiduciary alternative.

Steve went through the PowerPoint presentation and some possible specs.

Task Force comments;

Ken – Too many drainage issues to not go with a completed remodel. This also gives us a full warranty.

Judy – Pavers would go throughout the area including the South end picking up more sf for seating.

Dave – The existing underground piping condition is unknown. Lap pool must be removed since it is 6” lower than the pool. Possible impact this would have on the existing pool during construction. A \$5,000,000 investment will cost each Homeowner approximately \$750 and increase the value of your home.

Marco – Existing pool has 3 sets of equipment. The new pool will have 1 system that will be controlled more efficiently.

Kathy C – Final version 3.5 will make people happy.

Steve – Lap lanes are 75’ long and will be wider.

Len – Thanked Marty and the Task Force for their work with this project. The assessment would be approximately between \$750-\$800 and would be discussed more at the January meeting. They will work to have multiple payment options.

Frank – It is the right choice to remove and replace the pool.

Steve – Timeline – December Board meeting, the Board to make their recommendation. January Board meeting, the Board will share the finance plan. March- the vote will happen.

A link will be up on the website to ask questions. A FAQ will be put together and posted.

Will the Kids pool be available to all during construction? (Board)

Questions for Architect (FAQ):

- SF, Surface Area and gallons of water of existing and Version 3.5 comparison
- ADA Ramp Access – Show on drawing
- Quantify estimated Operating Savings – New Equipment and One Body of Water
- Lap pool temperature is typically cooler than the pool. How will we maintain that?
- Kool Deck vs. Pavers; slip hazard, temperature etc..
- Why do we not have a 6’ section for treading water? Added Cost?
- Water Aerobic class; what area is used currently? What is the correct depth?
- Lap Pool; show the width of the 3 lanes. How do we keep the pool water from making waves in the lap pool?
- Is one male/female restroom adequate enough for the space?
- Layout the dimensions of the Volleyball area.
- What delivery method does Aqua Design recommend?

Submitted by:

Judy Purcell, Secretary

Marty Neilson, Board Liaison / Chair