

**Cottonwood Palo Verde**  
**CW Pool Repair Task Force Meeting #2**  
**10/2/24**

Board Liaison Present: Marty Neilson

Task Force in Attendance: Kathy Clear, David Patterson, Judy Purcell, Tom Rainville, Kathy Skrei, Marko Sowa.

Attendance: Steve Hardesty, Jim Miller, Rusty Raines

Called to Order: Meeting started at 2:02pm and adjourned at 3:37pm

Marty started by telling the homeowners that the boards are a work in progress and that the task force would be working on getting more details for Steve to meet with the Architect later for further direction. Marty welcomed the audience (15+/-) and explained this is open to HOA#2 Homeowners for 10 minutes to hear comments. The reason for the closed meeting after was for a work around with the task force. Marty gave a Board of Directors overview to the homeowners.

**Questions from the Homeowners:**

- Access points? Scope of work will determine this after more detail to the drawings.
- Do we have reciprocal agreements with SL #1 and SL #3 to use their pools? Tom explained we do. Steve said we also have our other locations.
- Lap pool lanes are not large enough for larger men. This will be addressed with Arch. Still will need 3-4 lanes.
- Can you have the mechanical system run both bodies of water? It is not plumbed that way currently.
- Depth of Water is not deep enough. Prefer 6-8'. Marty would like to have an Add Alternate to show the cost to go to 6' in areas.

Marty asked the homeowners to excuse themselves so that the task force could have an Executive Work Session on the contractual design work, discuss assessments and cost of the project. John Adam did not leave even after Steve had also requested he leave.

**New Business: (conducted with task force in a closed session)**

- Drainage - current design shows inside fence area when it is currently located in the breezeway. Steve to speak with Arch on this.
- Pavers are the choice agreed on by the task force.
- Aden does the handicap ramp replace the chair lift by code?
- Aden can we add a water feature to Option #1 where the planter is?
- Aden can we drain pool water into the course and/or lake?

- Aden please provide spec on the water feature. Looking for heigh/width dimensions.
- Aden, timeline for updating Option #1 and #2 with costs associated.
- Thoughts about HO getting bonds for funding. Steve will look into this
- Create an Add Alternate for 6' depth (per Marty)
- Have some Add Alternate ideas/costs for the homeowners to select.
  
- **Site Walk:** The task force went out to the pool area to review the following:
  - South entrance space
  - Lap Pool concerns
  - Drainage
  - Pavers to the west area by ballroom
  - Discussion of leveling the CW patio to one level
  - Add Bar off of the ballroom to the patio

**Return to Lecture Hall:** Method used to procure this project – Marty explained that it would be Capital Reserve and Assessment Funds.

Steve said the Conceptual Boards would be in Judy's office if anybody would like to stop by.

Notice will be sent out when the next meeting to review the changes once we get revisions from the Architect.

Kathy S. expressed that this meeting had a lot of good comments and that this task force has a lot to do in a short time. She spoke directly to John Adam to state she did not appreciate his disrespect to the Board and this task force by not exiting when asked to leave by Marty. Either all homeowners should have left as asked or they all stay.

Submitted by:

Judy Purcell, Secretary

Marty Neilson, Board Liaison / Chair

## **Notes on the Boards:**

**Option #1** (first Option was to repair drainage and raise lap pool)

Gate for F&B

Drainage on West end – Replace with Pavers

Water Feature or Fire Pit where existing planter it

Maintenance Gate at North end stays

East side of pool has current cracks/leaks

Keep ADA ramp

More bench seating

Replace Spa – not working well

Replace equipment & roof in mech room

Possible Northeast Entrance

Fencing is up for replacement

Remove planters at SE corner

### **Option #2**

Add Alt. for CW Patio (including scupper relocate)

Redo West walkway with Pavers

More Bench Seating

Handrail on West steps

2 Fountains, lighting and landscape

Round entry, bubblers and no beach entry but something interesting

Confirm dimension for water volleyball – move benches to the side

Water walking/basketball in the area between water and lap pool with a step in to get out

Portable umbrellas in area between pool and lap pool

Lap pool sizing; options on lane size, 25 meters, north end 4' and go to 7' south

NE entry to access spa and restrooms