

Cottonwood Palo Verde
CW Pool Repair Task Force Meeting #3
11/5/24

Board Liaison Present: Marty Neilson

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

Attendance: Steve Hardesty, Jim Miller, Rusty Raines

Called to Order: Meeting started at 2:00pm and adjourned at 3:17pm

Marty welcomed the audience (20+/-) and explained this is open to HOA#2 Homeowners only. We will be reviewing the details of the Oct. 30th Proposal and the Boards for any cost savings and clarification.

Approval of minutes: Kathy Skrei approved and David Patterson second the approval.

New Business: (Steve Hardesty)

- Version 2 has replaced Version 1 with the options of shallow entry/ADA ramp, pavers, shade, drainage, redo of lap pool, replace all pumps, filters, heaters, fence/gates and install overhead lighting (12 poles).
- Version 1 was no longer viable. There was no guarantee on raising the lap pool without tearing it out and no repair for drainage. Scope was only for the deck.
- Steve explained that the roof on the pump room and the connection from the drain to the golf course would be through another contractor; excluded from the Pool Contractor scope.
- Steve explained the ramp and its purpose. If a chair lift is wanted, we would be able to add that to the scope.
- **Architect Questions:**
 - Since Aqua Design has worked with Shasta on the estimate, is the 20% contingency due to the unknowns we would encounter on Version 2? Should Version 3.5 contingency be less since it is a complete demo?
 - Will the Lap Pool have an infinity edge?
 - Version 3.5 – can we scoot the entry up a little more to gain more pool space? Round the SW entry a little bit more.
 - Version 3.5 – Soils and compaction Testing to be included?
 - Explain Warranty on Version 2.0 and Version 3.5

- Downspout by Fire Pit area; is proper drainage included in Version 3.5
- How much per sf if we were to go with a deeper depth? Please estimate the cost so the Task Force may evaluate.
- How many pools are being designed with more than 5' depth?
- Again, concerns on Warranty for Version 2.
- Move the Spa further to the NE so that it is not close to the B-Ball area.
- Install 2 new showers – Is this needed?

Task Force: Marty asked the Task Force to bring up any comments:

- David – Beach Entry is a current trend.
- David – If we eliminated deep end in lap pool, that would save dollars
- David – What is the feasibility of the HO spending 4.5 million
- David – Upon accepting a design, we need the Arch to put \$ to it.
- David – Go check out Pebble Creek
- Kathy's – We do not believe that the HO will use the deep end in the Lap Pool
- Kathy's – Basketball is too close to the Spa – move spa over more
- Kathy S – How deep is the water required to tread?
- Baja Shelf with Lounge Chairs – possible tripping hazard?
- Jim M – Deep end pools at Michigan and Palo Verde
- Ken – Warranty on Version 2 to be defined.

Audience Comments:

- 7' in Lap Pool is not desirable at the South End
 - Marty explained that this is a “shared use”
- Railings are the loop style
- People hang out in the deep end – treading water with their noodles (are you touching ground)? Steve has time stamp footage of usage areas. Most occupied area is 5' and under.
- Put deep end in the volleyball area
- Make basketball area deep end
- Flip the lap pool and have deeper end on the Northside

Marty & Steve in Closing:

- We are a pay as we go Community – No financing
- It will be determined when we have a good number and recommendation how much will be needed from the Reserve and how much will be an assessment.
- Some items are on the Reserve list to be replaced.
- We are in the process of updating our Reserve Study
- When you speak to the Community about the pool meetings you have attended, there is no need to panic, we are able to fund.
- We would like to incorporate the Vote on the Pool with the Board election Vote – This process costs the Community approximately \$10,000. To combine this would show savings.

Submitted by:

Judy Purcell, Secretary

Marty Neilson, Board Liaison / Chair