

Cottonwood Palo Verde
CW Pool Repair Special Meeting-San Tan Ballroom
01/08/2025

Board Present: Len Horst, Marty Neilson, Frank Gould, MaryAnne Sinerius, Glenn Martinsen, Bud Jenssen – Absent Tami Ronnfeldt

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

Presenter: Steve Hardesty (G.M.), Aqua Design – David, Aiden Mark & Dax

Called to Order: Meeting started at 3:08pm and adjourned at 5:00pm

Len welcomed the audience (378+/-) and explained this is open to HOA#2 Homeowners only. FAQ documents are on the website for review. We will have Homeowner questions at the end of the meeting at the podium in the center of the room. The Task Force has been working on this since April 2024. It is important that the community know this project has been several years in the making. Steve will walk you through the timeline.

Marty recognized the Task Force and thanked them for their work.

Aqua Design was introduced and gave some background. Steve told the audience that Aqua Design has completed over 883 pools in the past ten years from Ely to Dubai. Steve went over the work to date (exhibit A) explaining this has been ongoing since 2022. He told the homeowners that the Task Force recommended Version 3.5 to the Board as their recommendation, then went over the advantages of going with 3.5.

Aiden – key elements of 3.5 and the benefits. (AD)This is only “conceptual”. Talked about the dimensions of the lap pool. Aiden reviewed the RH Johnson layout and how to maximize the use of water space. With this work, the drainage would be rectified and the drainage off the roof would get rerouted within this scope.

BOARD COMMENTS:

Marty spoke of pavers being cooler and more efficient to maintain along with other key points.

Frank- 3.5 is the way to go and is the best investment for the Community.

Maryanne- Thanked Marty and the Task Force. She said it would be the rebirth and a beautiful centerpiece. Solve many maintenance issues. This design improves lap lanes and best use of space.

Glenn- He likes this pool and believes it will attract new buyers.

Bud- We need a new look and the people who come to buy will want to live in this Community. Tell your neighbors to go with this idea as there has been a lot of research to get this far.

OPEN FORUM:

1. Bob Thomas (CW)- The location of water volleyball accommodates but is not the best location. The lap pool area would be better. Make lap pool 4' and move square shape to slope to bubble being 6'.
 - a. Adien-you could pull the lane dividers out and do that. Have scheduled times for lap swim and volleyball play.
 - b. Steve asked if AD could take measurement of existing and overlay over the new volleyball area.
2. Mel Graham (PV)- Why is the deep end being eliminated? Once CW pool is shut down, you have no access to park at Michigan Pool other than the use of a golf cart.
 - a. Aiden-if it was on oversight, it was not intentional. What is the reason for the deep end? What is the program?
3. Sally (CW) – Would like 4 lap lanes. South end of lap pool could be deep end but not welcome in the lap pool. Make it better.
 - a. If it is occupational health reasons, you could add grab rails in a selected area that works well for therapy.
4. Sue Shovel (CW)- Holds water aerobics classes of 20-35 ppl. Where are they going to work out at?
 - a. Steve asked maintenance to measure. He believes they have more sf than before.
5. Mike Martin (CW)-Lap Swimmer; Spoke of 7' width being circle swim? Concerned with only 3 lap lanes as there are walkers also.
 - a. Steve said the square area could accommodate the walkers.
6. Jack Hann (CW)-It is the Task Force and BOD vision, not the community. When the community tried to speak, they were told to sit down.
 - a. Marty disagreed. We have had plenty of meetings and the homeowners need to be respectful.
7. Elise – Deep End concerns. We need the ability to tread water as an activity. We use the deep end all day long to exercise.
 - a. Marty – it is clear that we need to revisit the deep end.
8. Mary Roper – Need a deep end. The lap pool is not a good alternative. Use entry area space better.
 - a. Aiden-how deep is your deep end? 6-8'. We need to follow Maricopa County codes. They manage over 11,000 pools.
9. Chuck (CW)- Will we be bidding out construction and not awarding to a sole source GC?
 - a. Aiden- We will assist the community on issuing an SOQ and give a list of qualified commercial contractors for the HOA to publish.

10. Martha (25 yrs)- Can we check the membership at the pool? Nobody checks.
 - a. Len- we do and we will continue to ask for Homeowner cards at the pool.
11. Jimmy Danisi (CW)- he swims CW lap pool in the summer and LA Fitness in the winter. What is the taper of the lap lanes?
 - a. Aiden-entire depth of the 3 lanes is 5'. Due to Errors & Omission (e/o) insurance, they must be at least 4' deep.
 - b. We could look at an area for 6'6" depth.
12. Lisa (CW) – Right side is a straight line and left side is curved, why? Should we not do more straight-line design?
 - a. No reason, only aesthetic. Aiden then asked who in the room were Engineers.
13. Nancy – Not here full-time; reside in a Del Webb comm. In IL. Concerns with pavers buckling. Why is the hot tub for 6-8 ppl.? Should be 1-12.
 - a. It can get larger for sure. Pavers - our area does not have frost cycles and is not the Midwest temps. They will be warrantied.
14. Jennifer (CW)- deep water aerobics requires a deep end! Lap pool should have 4-5 lanes. This just makes sense.
 - a. Steve said we were asked to take the narrow lap pool lanes and widen them.
15. Sharon O – Water aerobics uses the deep end for deep end aerobics. 20 ppl.
 - a. Aiden – 6'6" would be doable not sure about 7'.

Dax from Aqua Design – 30 years ago we would present a rectangle design and go home. Just give us a little more time to dial in your concerns and we will find a way. We can take our concept and adapt to you. Know though, we will probably only make 90% of the community happy.

16. John A- which items of the suggested changes will hit the pavement of the suggested changes?
 - a. Steve, come to the Jan 29th Board Meeting for the update.
17. Joan (PV)-What are the concerns with the drainage on the surface of possibly underneath?
 - a. SH- Went over comments in the Ethos' Engineering report.
18. Tom – So 5.5 million is for an assumption that we have underneath damage?
19. Nancy (PV) – A restroom with one toilet and no indoor shower does not work when 30 water aerobic women are finishing their class.
 - a. Aiden- the final calculations and occupancy load will define this per code.
20. Elise (CW)-Community needs to see another plan before it is voted on even though changes will delay this.
 - a. Aiden-We can make changes to what you are looking at.
 - b. Len-It is important for this feedback. So be it, if delayed. We will have another meeting. Tuesday, before the Board meeting is the Agenda Planning meeting. If it does not make it on the Agenda, that is OK. Not rushing it.
 - c. Steve-If the Board approves 3.5 the community must vote.

- d. Aiden-Steve understands the importance and the entire group wants this to be right.
21. Charlotte (PV)- Concerns of the Saguaro Room sinking. What are we doing about that?
 - a. Steve – that is a different issue.
 22. Terry Wilson (PV)-Understand Conceptual Design. Vote on this and move forward. Have HO vote on version 1 & version 3.5
 23. Jane (CW)-The lap pool should be 75-80 degrees. (AI says 77-82)
 - a. Aiden-you will be limited in June/July to keep that temp.
 24. Jane (CW)-The fountain will be noisy
 - a. Aiden-it can be adjusted. It will have variable speeds.
 25. Jane (CW) – Concerns on zero depth entry.
 - a. It has a 1-12 slope and the surface will be pebble tech.
 26. Jane (CW)-Can we have 2 hot tubs and what about lighting?
 - a. Aiden-You could have 2 hot tubs. Lighting will be much better than you have and be per code.
 27. Melinda (CW)- Concerns on the process. Do we vote before budget?
 - a. Len-we will incorporate all pieces; new conceptual design, once completed, go to the Board. We were trying to piggyback on the March vote to save \$15,000. If we cannot, so be it. We believe we are close with a 5.4 million budget. The Board is doing their due diligence and then it will go to the Community for a vote.
 28. Pat Shouse (PV)-She asked the people why they had not attended the previous meetings with their comments. These are wonderful ideas even if late in the game, but these ideas come with a cost. Do you think about that before you ask for what you want?
 29. Don (CW) – Will there be an entrance by the spa?
 - a. Yes

Aiden is closing said that all of these changes can be incorporated within 1-2 weeks and that anything is doable.

Meeting adjourned at 5:00 pm.

Submitted by:

Judy Purcell, Secretary

Marty Neilson, Board Liaison / Chair