

Cottonwood Palo Verde
CW Pool Repair Task Force Meeting #4
12/3/24

Board Liaison Present: Marty Neilson

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

Attendance: Steve Hardesty

Called to Order: Meeting started at 1:57pm and adjourned at 2:55pm

Approval of 11/5/24 minutes: Ken approved and David second the approval.

Marty welcomed the audience (9+/-) and explained this is open to HOA#2 Homeowners only. Marty asked Steve to give an update on where we are.

Steve went over the work to date (exhibit A). Marty requested that we put the work to date on the website. Steve reviewed the conceptualls and spoke of the refinement of final version 3.5. Entrances to the pool are at least every 75' feet.

New Business: (Open Discussion)

- Marty recap; Version 1 and 2 had minimal warranty and higher contingencies. Ken agreed that the contingency would be much higher and higher risk on those versions.
- Steve went over the dates that will be required to get this on the March vote.
- HO asked what the cost was on 3.5. Marty gave the latest information on cost. \$700 per HO assessment.
- HO said that the original team that presented said there was no damage to the existing structure. This would have been CA Pools who submitted a proposal to resurface and adjust drainage. Marty said it needs a fresh look and that we need to redo the old.
- Marco; remodel is more difficult than a rebuild and this structure is over 40 years old.
- HO-how does Jim know that the fill line runs constantly? Is he there at 2:00 am? Judy confirmed with Rusty, who has been often at 3:00am, that it runs constantly.
- HO requesting that we review the cost again.
- Marty; redoing the drainage correctly is imperative as it is the main cause of the deck failing. Ken concurred that is why version 3.5 is needed as that has extensive corrective drainage repair included.

- HO; can we quantify the operational expense with new equipment and one body of water? This will be added to HO Question list that is now started for the Architect to address at the January 8th meeting.
- Steve gave a brief schedule scenario; if 3.5 passes, we would start demo in late spring (60 days) while obtaining the construction permit. With the right team, 6-8 months construction schedule.
- HO thought that a 3D version would help sell the 3.5 pool. Steve has information on this from the Architect.
- David; from the pools he toured, he likes the ledge entry, chaises more cause issues but is a nice feature, pool aerator will help in the summer heat, good surface area.
- The Task Force approved a Motion:
 - We will recommend to the Board that Version 3.5 is the design we recommend. However, we would support Version 2.0 if the Board does not want Version 3.5.
- **Tasks before next meetings:**
 - Steve – Determine the level of evaporation of the pool.
 - Steve/Jim – Measure the area at the South Entrance where existing steps are to see how much sf we gain for seating.
 - Layout of FFE – show seating and shade
 - Is a 3D rendering worth the funds to show the HO?
 - Work on true cost to replace and what is the margin of error? Is this doable with only Conceptual Drawings?

Questions for Architect:

- SF, Surface Area and gallons of water of existing and Version 3.5 comparison
- ADA Access – Show on drawing
- Quantify estimated Savings – New Equipment and One Body of Water

Submitted by:

Judy Purcell, Secretary

Marty Neilson, Board Liaison / Chair