

2023.02.06 - Pool Committee Meeting

Chaired by: Mike Wright (wrightmike@gmail.com)

Attendees (18):

Mike Wright	Bob Patzel	Anthony DiBartolemeo
Mitch Ueda	Alex Biebuick	Gary Givental
Mathew Vache	Bryan Boos	Shawn Radcliffe
Mike Shuell	William Mansour	David Postwaite
Matt Lynch	Paul Bernstein	Bill Pawlick
Brenda Scheidmantel	Brandon Dillon	Faris Alami

For reference, we have two pools:

- 3'-5' depth pool (aka "the shallow pool" or "slide pool")
- 5'-9' depth pool (aka "the deep pool" or "the dive pool")

Meeting Summary

- Paul Bernstein and Mike Wright summarized the current situation to the residents that showed up. The pools are in a critical state with imminent failure in the next 3-5 years, if not sooner. The annual maintenance and repair/replacement costs continue to rise as the pool infrastructure deteriorates. (Details below)
- Discussed various options for what to do about the pools: band aid repairs; repair to like-new condition; replace both pools with new, making the dive pool longer to competition size of 25 meters; new single L-shaped, zero entry pool.
- Committee has already had 3 different vendors come out to give rough estimates - varying from \$400-600k for repairs to over \$1.5 million for high end options
- To get more accurate quotes, we need to spend approximately \$10k to hire an architect that will draw up building plans, create renderings, and likely have to scope out the plumbing under the pools to assess current state.
- Most pool companies have a lead time of minimum 6 months prior to starting the build process - therefore we're hoping to put a proposal in front of the community in Fall 2023, so that the build process can start in Fall 2024.
- Under the current dues structure, 20% of the annual dues are earmarked for the capital fund, which is to be used primarily for pool repairs and/or pool construction. Currently the fund contains about \$92k, with approximately \$45k being set aside annually.
- We will need to come up with options on how to finance this project - depending on what the community wants for the pools and is willing to pay for.
- Committee agreed that it is extremely important to have member input and engagement and are drafting a survey to send to Fox Hills residents to get a better sense for what the community wants and is willing to fund. Targeting to send out the initial survey in the next 2 weeks - Mitch Ueda will lead.
- We will also set up an FAQ with all information related to the pools to distribute to members, including posting to Fox Hills website - Gary Givental will lead.
- The committee is setting up a full project plan, to ensure we execute in a timely manner - Matthew Vache will lead.
- Next steps - design and send out the survey and meet again to evaluate the results. Full plan below.

Summary of Pool Situation

- The pool was built in 1969 and is over 50 years old. The lifespan for pools of this size is less than 50 years. Lifespan for modern commercial pools is approximately 25 years.
- There have been no major improvements to the pools or surrounding deck since the pools were built.
- Aquatic Source, the company that helps to maintain the pools, has estimated that there is severe damage to pipes underground. While there needs to be an official assessment, Aquatic Source estimates the pool is likely to experience a critical failure within the next 3-5 years that could cost \$200k-\$300k to repair.
- In summer 2022, the dive pool pools were to be losing about 3" of water each day, likely due to leaks in the pipes underground. This is a significant additional cost to the regular pool maintenance to refill the pools. It is expected that this will increase every year if the leak is not fixed or the entire pool replaced.
- Each year, the costs to operate and maintain the deteriorating pools are increasing. Aside from the rising water cost to refill the pools
 - Tiles on the pools are popping off every year due to water behind the pool walls - dozens this past summer, compared to an occasional 1-2 in years prior.
 - Water drains on the pool deck are clogging regularly and have to be snaked out. When they are - there's evidence of clay and dirt - indicating partially collapsed and leaking pipes
 - Concrete deck is cracking exponentially every season due to water leaks
 - The dive pool has to be re-marcited (re-sealed) imminently at the cost of \$60k+
 - The pump motors have to be replaced every few years.

Summary of Action Plan

1. Design and send out survey to Fox Hills, gauging community support
2. Meet to review survey results and narrow down the options
3. Identify options for architects and select a vendor for pool design
4. Get full architecture plan with renderings
5. Collect bids from at least 3 construction companies, select a vendor
6. Work on options for financing the project
7. Put the financial proposal on Fox Hills ballot and get support
8. Obtain bank financing (as needed)
9. Lock down a timeline for the buildout
10. Get 'em built
11. Celebrate

Full Meeting Notes

Actions so far

- Got 3 word of mouth verbal proposals so far
- We are going to have to pay someone to do a real design, in order to get actual construction bids
- Current estimates:
 - 400-600k
 - ~ 1 million to 1.5 million

Quotes really depend on what we want

- How many swim lanes

Quotes for plans

- \$4500 for design
- 10k for design
- \$1500 for approvals
- 4-6 weeks just for design

How to fund

- November 2023 election - would have to present “something” to vote on for funding plan
 - Need proposal to the community 30 days prior to the election

Bob

- We need to see the data on what’s failing

Paul B

- Fixing the pools - around \$500k

Some options

- Option 1 - bandaid repair - annual costs every year
- Option 2 = repair to “like new”
- Option 3 = full replacement (several options here)
- Option 4 = shutdown the pools

Mike Shuell

- Has anyone assessed what the community is willing to pay for?

Bob

- Need to set aside about \$10k just to get an assessment of current condition

Paul B

- We need to assess what the community is interested in
- Choose from the 4 options above
- IF we choose to replace
 - What are the features we want

Bryan B

- If we “bring to like new condition” - what is the lifespan of those kinds of fixes
- Marcite sealant -20 years

- Pipes - replace with PVC - last forever

Mathew V

- Pools are not meant to last this long
- I'm not convinced that just repairs are good enough
- Paul
 - Our dues structure did not support a healthy maintenance fund prior to the last few years.
 - 2 years ago, we created a fund to set aside 20% of the dues per year to a capital fund - Total right now is \$92k saved

Faris

- If we don't invest into this community, no-one else will
- This is huge for our housing prices
- Even if we pay \$600/year in extra - your house prices will go up more than that amount per year, especially with new pools

William

- We should figure out the design options
- So we come to the community with "it's going to cost X"

Paul B

- If we go over a certain size pool, we need a new gutter system for the pool and a new pump house - 75% cost increase

Matt

- We need to design a survey
- We need to hear what the community wants

Gary

- We need a specific plan - what does the community want
- We need a survey 1st

Matt

- Other communities pay thousands of dollars per month for access pool

Mitch Ueda

- Will spear head surveys
- Gary will help sending the survey
- 2 week time horizon

Matt

- We need to project manage - will help with this

Bill Pawlick

- Lived here 34 years
- Whatever options we send in the survey, we should have some rough estimates

Life guards

- We must have lifeguards for the size of the pools we have

Gary

- Will help with FAQ

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Schedule

- Feb 20th - survey sent out by this date at latest
- Feb 27th - meet to review survey