

## Special meeting

3/27/18 called to order at 6:30pm

Board members present:

Dave, Steve, Leeanne, Mark Berta, Lori, Kelly, Amber, Pat, Monica.

This special meeting was called to go over the bids for the pool update

- Dave will talk State Farm to see if insurance would help with repairs.
- Combined pool and spa is the only one to fix pool itself, only bid
  - \$2500 is the bid, depending on how long it takes.
  - Repair 2 jets leaking, leak around light fixture could be as high as \$5,000 depends on length of pipe needing to get replaced.
  - Light is major leak.
  - Combined would like all cement removed to do the repairs.
  - There will be opportunities all along to make sure the pool bowl is safe.
- Motion to approve the Combined Pool and Spa Bid for the 2500 to 5000 depending on what is needed for replacing pipping: Steve, seconded by Berta
- Legacy submitted a bid but there are ~~financial~~ issues with company that were found out the night before meeting
- River's Edge Bid included: 1148 sq ft of concrete to be removed around pool and replaced with 4000 psi concrete, rebar and new gravel, a 4 inch drain
  - They have concerns about ruining the aluminum on the edge of the pool.
  - \$25,459.20, with \$8,000 down paying and finish date around mid June.
- Brookes Construction Bid included: 1000 sq ft of concrete, including grounding of pool deck by an electrician
  - did not talk about metal around the pool
  - Has worked with combined pool and spa, 3 inches center, 2 inches on the edge, for rebar, with 4 inch drain
  - Time frame: removing would be quick. New concrete would be mid June to first of July.

Notes considered with both contractors:

- Fence portion removal
- non slip sealing on pool deck
- sprinkler head removals not in either contract
- fixing of pole by gate
- ladder/handle into pool needs to be addressed

Motion to accept Brooks bid with still needing to discuss the above issues: Kelly, Steve

Other things discussed at special meeting:

- Restrictions on people that are not homeowners having access to common areas per bylaws. By laws have already been changed to “homeowners”. Renters should not have right to spa, pool, exercise room, community room.
- 23 units have not been in contact yet in regards to the proposed covenant changes, 23 have had letters mailed to them. 3 still need to be contacted again as they needed to think about it.
  - Motion to table until people have been contacted: Berta, Mark
- Dave suggested the covenants and bylaws need distinction of exclusive use.
  - He used an example of a text he received – a person checked 3 times in the last several weeks for ice melt and there was no ice melt in clubhouse. This persons question was “who has responsibility if someone slips on my sidewalk?”
  - President (Dave) will talk to insurance for association about if assigning some outside responsibility to homeowner.
  - Need to invite insurance to come and be available to answer some questions about what their personal homeowners insurance should cover.
  - Concern was discussed that including exclusive use language could lead to a shift of responsibility for cost of repairs to front patios and fences to the home owners verses SPP HOA.

Meeting adjourned at 7:46pm

motion by Mark, seconded by Pat