

## November 3, 2018

### Attendees:

Michael Kessler

Shane Moore

Dani Johnson

Rick Johnson

Catharina Ford

Josette Skilling

### Pool Updates:

- Tom Selecki came by the pool. He is doing the service on the pool. He will acid wash the pool and clean it out. Rebar fix and replaster rust areas for \$4500.
- They will also redo the expansion joints with a better caulk.
- He thinks the expansion joint by the dive well is the source of the mystery leak we have had at the beginning of each season.
- In the shallower end of the big pool the top coat is damaged. He's not sure what has caused it. We may get less out of that plaster in the long run.
- One light needs to be repaired
- Baby pool ramp needs to be repaired as well.
- He also gave a bid for the water heater for the baby pool of \$6600 (includes unit, electric, plumbing, and all permits).

### Remediation of Pool Heater exhaust:

- Waiting to hear back from Shary's Plumbing who is talking to the manufacturer to see if they'll allow us to build a horizontal chimney out past the overhang. WSSC will allow it if the manufacturer allows it since they inspect to manufacturer's instructions. This route will involve a power vent fan. Otherwise we will need to go up vertically through the concrete porch and through the roof.

### Playground:

- Michael has bids from 3 different places. He's given them directions on a 2-5 and 5-12 age group dual playset with surface in a 30x60 area.
- We need to have things which are suitable and acceptably safe for unsupervised children.

### Viewing Area/Bocce Court:

- The top of the retaining wall area has been cleared, excavated, and graded
- About 50 ton of stone (for retaining walls) and aggregate rock (for the bocce court) were moved up the slope

- The wooden bumper for the court has been assembled and it will be graded out on Monday
- The walking paths are being redone
- They were able to recycle some of the stone they found as they dug so it's part of the new landscaping.
- November 7 will be the day for the rest of the fencing to be installed.
- Large drainage swale was built along the north of the building
- Plants will be moved along the retaining wall and fence. In the spring more plants will be added.

#### Elevator:

- A relay switch was determined to not be working correctly. The part has been ordered and will be installed.
- We are going to put in place a maintenance contract. Rick will work with Chuck and Elizabeth to ensure there is adequate ownership of the issue.

#### Maintenance Contracts:

- There are now maintenance contracts in place for all building and pool mechanicals:
  - o Shary's plumbing will inspect, clean, and fix the plumbing water heater (for showers) and the pool heater (heats the pool water).
  - o Tuckers will inspect, clean, and fix the elevator AC unit, the pool equipment room gas heater, and the pool equipment room ventilation systems. This will be done twice per year.

#### Closing Down the Pool:

- The contractor who is fixing the pool will add the cover
- Shary's Plumbing will shut down the plumbing; Chuck will coordinate.

#### Opening the Pool:

- We will not need to have an opening day workday. Antonio does the grounds and Chuck's crew will get the pool open and clean the furniture.