

Board Meeting
Follow-up Meeting
3/28/23
Notes

Discussions:

Pool Repair

Paid 50% down to Extreme Pools 3/24/23

- Discussed installation of a Timer for the pump to save us money on electricity during pool operation. According to Extreme Pools, the pump can be shut off for up to 8 hours at night... She (Susan with Extreme Pools) checked and we have two sand pumps, but probably need a larger converter in the near future. (3cyl)
- Extreme Pools assessed our tarp. They determined that even though it's wearing quite a bit allowing algae growth, it can be repaired instead of replaced. They advised that it possibly has a couple more good years of use.
- We will need volunteers for sweeping the pool after their repairs.
- Northwest Pools (in our follow-up conversations) indicated they will credit "opening" charges back to us, but felt they would still need to provide some services to open the pool. I researched and received the cost info charged by Remington Pools: \$500 for Acid Wash and \$1400 to open and close the pool.
- We requested an "up charge" quote from Extreme Pools for placing the ladders to complete the opening, since that will be the only service remaining that needs to be done after their repair.
- We discussed the requirement (City code) for having 'No Diving' signs: three 12X18 signs. Emailed NWPM to see if they have our signs, since they were not in the storage room when we checked. ABBY from NWPM advised that HOA's supply their own, but they could possibly get some for us. (suspect a charge for it) Followed up with no response.
- Will research obtaining our own signs.

Black Mold

Discovered Black Mold in the Men's Bathroom when we opened it to inspect the area available for work crews. A urinal exhibited a current leak. Robin sent Shiloh (handyman) to turn off the leak, assess the damage, and complete the repairs. He has not returned. Robin contacted Shiloh about completing repairs in the bathroom. Meanwhile, the already contracted repairs for mold and mildew in the Pump Room have not been started. Discussed finding a new repairman to take care of all the mold remediation..

Audit

Consulted an Attorney/CPA about Audit during our meeting. He stated that audits vary widely, and from what he sees, our HOA does more than most to track and report expenditures. The definition of audit could be almost anything, and the definition of Public Accountant could also be almost anything; just someone working in the public sector, but not necessarily certified. One quote obtained for an Audit was \$15K minimum.

Architectural Committee

We have begun working with the committee (Ray) and the web designer to add a page for submission forms and committee information. The page is in the early stages of development. Our Web Designer, PixelMongers, recommended a *Document Library*. I asked Ray to provide

the addresses where POD containers are located. The Board received several complaints about them.

Email Distribution List

We currently do not have a distribution list. It is reported that resident's are reluctant to provide their emails. The Board will continue to discuss ways in which we can begin to compile a list for emergency messages and information sharing.

Ballot Initiative

In response to the suggestion that we hold a vote to receive feedback and direction from a majority of our members, the Board discussed compiling a list of issues to include in a Ballot Initiative. We will meet at a later date to refine our measures. We agreed to hold a vote during Pool Tag Distribution in order to give members several opportunities to be heard.