

Board minutes for 10/14/13

Start time: 6:11pm

Present: Greg Linhares, Jennifer Dubinski, Kate Harry, Jennifer Doll, Pete Doll, Stewart Johnson, Stephanie Rothermich, Marcey Mertens, Melinda Odum, Catey Terry, Tron Jordheim, Kevin Pace, Sam Phillips and Kate Harry.

Absent: Aaron Dolan

President/Greg Linhares: 4 board members will be retiring this year including Stewart, Catey, Stephanie and Greg. The board will be recommending Bryant McNalley, Kim Linhares, Kate Harry & Debbie Rodmans and Kristie Deneke to be voted in as replacements. Jeremy Root will be consulted with during the pool renovation process and may consider a seat on the board.

100 members responded to the pool repair/renovation survey. The survey requested that each pool member (1 per family) pick from the following:

1) Do nothing. I like SWSA the way it is and prefer to just pay for repairs on a break/fix basis.

Benefits of this plan are no immediate dues increase and assurance that the current look and feel of SWSA will be retained, at least for the time being.

Drawbacks of this plan are that there is no way to be sure when fundamental problems will occur such as what happened with the sand filter replacement two years ago. If a major system breaks during the summer, SWSA would simply have to close for the remainder of the year and deal with the fallout of such a closure. We are not prepared as a pool for such a scenario. Option 1 is not recommended by the board.

2) Pursue a "repair or replace in place" option, essentially renovating the pool in its current location, fixing necessary structural and systems issues, and gutting the physical structure of the pool to the extent recommended by the contractor to fix the issues with its foundation. This will require some structural redesign to accommodate zero entry in consideration of persons with disabilities.

Benefits of this plan include minimal change to the look and feel of the pool and completion of sorely needed repairs. Drawbacks of this plan include an increase in pool dues (\$50 to \$100 depending on bids received), a

one-time capital improvements assessment, or both. Dues increases could be defrayed by increasing membership numbers but this means a by-laws change.

3) Pursue a comprehensive redesign, potentially increasing the size of the physical pool so that an increase in membership does not result in overcrowding. SWSA owns a good deal of unused land behind the tennis courts and an expanded pool would easily fit on the grounds. Pool improvements, as well as improvements to the look of the grounds would be considered. It is not anticipated that the guard house, tennis courts, or basketball courts would be affected; it is possible the parking lot could be relocated behind the tennis courts and the freed space in the parking lot would be used for pool expansion. Benefits of this plan are that it would resolve any long-term needs for the pool well into the foreseeable future and expansion of membership (50-100 members) would help defray cost of the expansion without making the pool crowded. This expansion cost, while more expensive than option 2, would likely be less than double of the cost of option 2 as there would be a significant overlap in work effort in either case. Cost considerations once bids are received would help determine the viability of option 3 compared to option 2. Drawbacks of the plan include similar dues increases or one-time assessments to option 2, plus the possibility that the current look and feel of SWSA would be changed by the expansion. The board is sensitive to this issue and will try to ensure that any plan considered does not compromise the atmosphere that we

all love about SWSA.

The majority of the members chose option number 3 on the survey. Many members requested to "keep the current look and feel" of the pool. Two out of 100 members chose the "do nothing" option. The board agreed to move forward with option 2 or 3. An architect will be hired to prepare a design/plan for the pool. A motion was made by Sam to Authorize Kevin Pace and Aaron Dolan to spend up to \$10,000 for a design/plan prepared by an Architect. The Architect will have pool design experience. Stephanie seconded the motion. All present agreed. The board will request that a Preliminary plan/design be submitted to the board by December 15th.

The plan/design will need to include 6 lap lanes, a diving well with room for 2 diving boards, and a zero entry area. This plan will need to fit within the current footprint of

the pool.

A design Committee has been identified by the Board including Kate Harry, Bryant McNally, Jeremy Root, Aaron Dolan, Jennifer Doll and Sam Phillips.

A financing plan with visuals will be prepared for the Annual pool meeting in March. The Committee will assess options to obtain funding for the renovations including mortgage options, increasing membership fees, increasing membership and capital improvement fee.

Next Board Meeting will be on December 16, 2013 at 6pm at The Pasta Factory.
January board meeting to be held on January 20th 6pm at The Pasta Factory.
All pool members annual meeting to be held at 7pm, March 4, 2014 at the ARC.

Meeting Adjourned at 7:28 pm

Meeting Minutes submitted by Melinda Odum.