

**COUNTRYSIDE PROPRIETARY  
FACILITIES COMMITTEE MINUTES  
August 11, 2022**

**1) CALL TO ORDER**

- a) Meeting Called to Order via GoToMeeting at 7:05 PM
- b) Attendees: Boone, Bour, Fitzel, Wallin, Wilson, Stracka (PMP), Kashinov (HSP), Green (HSP)
- c) Absent: Jackson, Kiser

**2) COMMITTEE ADMINISTRATION**

- a) Approval of the July 2022 meeting minutes. Minutes were approved as drafted with 3 yes votes and 1 abstain.

**3) GUEST & RESIDENT PARTICIPATION**

- a) None Anticipated.

**4) WAVES ISSUES**

- a) No waves representatives were present for the meeting.
- b) Discussion regarding the Waves reported issues with the roof light and underwater lights at the Parkway pool. There are two LED underwater lights in the shallow end of the pool that cannot be repaired and will need to be replaced. All of the other lights were repaired. PMP will order replacement fixtures with replaceable bulbs and install them before next season.
- c) Discussion of the Waves donation of their old lap lanes from Parkway and their request to use one of the lanes as the regular lap lane at Parkway for daily operations. We have installed the best of the old lane lines for the remainder of the season.

**5) POOL ISSUES**

- a) Discussion of HSP's pool operations and planning for the end of season operations. HSP reported that operations are running smoothly with no significant issues to report.
- b) Discussion of HSP's final management and guard recruitment results for the end of the season. HSP indicated they currently forecast that they will have sufficient staffing to complete the pool season but asked if the Wave's might have any guards who would like to earn some work through the end of season to give them a cushion for callouts and absences.
- c) Discussion of HSP's request for a one-time additional payment of \$1,250.00 per pool in 2022 to help offset unanticipated pricing increases in chemicals and materials due to the economy. The members considered this option and understood the challenges being faced due to the economic conditions. However, it was the opinion of the members that the amount requested appears to be higher than other pools in the area. The committee voted and unanimously approved a one time offer of \$625.00 per pool, \$1,850.00 total

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payment to HSP to help offset their increases in 2022. Cost to be applied to GL 7500.

- d) Discussion with HSP regarding the proposals to repair the manifold leak and the of the sand filter at Cromwell.
  - i) The FAC unanimously approved the proposal to repair the sand filter at Cromwell for an amount NTE \$1,600.00 with the stipulation that the work is covered with a 1-year warranty on parts and labor. Cost to be applied to GL 7520. Work to be completed after the pool is closed for the season.
  - ii) The FAC unanimously recommends the BoD accept the proposal to repair the suction manifold at Cromwell for an amount NTE \$5,100.00 as 'additional services' under the pool management agreement, also with the stipulation that the work is covered with a 1-year warranty on parts and labor. Cost to be applied to GL 7520. Work to be completed after the pool is closed for the season.
- e) Discussion regarding HSP's recommendations for the continuing leak investigation after the season ends at Lindenwood. HSP recommends another phased approach to the leak detection and pipe investigation. PMP was directed to have HSP submit another phased proposal to begin the investigation with the removal of 2 skimmers to allow camera access to the skimmer plumbing. This proposal should also include subsequent additional steps and phases that are projected to be necessary to locate all the skimmer line leaks. This proposal shall be presented for approval at the next meeting.
- f) Discussion regarding the leak repair reimbursement consideration regarding the leaks at the Lindenwood Pool. Scott Green provided the following report:

So far, we (HSP) have found several breaks, leaks in multiple locations. With two exceptions, all of the breaks we have located so far have been the results of obvious freeze damage. The only way these breaks could have occurred is if they were full of water [improperly winterized] and exposed to severe freezing temperatures in the peak of winter. Meaning, a day, or even a week of 31 degrees wouldn't do it. It would have to be several days to a week of more of 20 degrees or lower. Not counting windchill...just straight temps. Which rarely happens in this region. The 2 exceptions may be the key to the mystery. First exception was the plumbing below the 1 skimmer we removed. That was A) poor craftsmanship, and B) ground movement as that break was a "shear" break as opposed to the parallel cracking you find with typical freeze breaks. It would be relatively safe to assume that the other skimmers [there were several as memory serves] replaced by that particular contractor probably have similar issues. If they don't leak, they will, but that's true of all skimmers. They all have a limited lifetime. The second and more significant exception was the chisel hole and broken union valve we found in the main skimmer trunk line in the floor of the deep end, between the double Main Drain sumps. From what we can gather, "to the best of our knowledge" as you put it, the most likely culprit there is whomever converted your single Main Drain to "dual drains" during

the 2008 "Virginia Graeme Baker Pool and Spa Safety Act" compliance push. I'm convinced this pool has been leaking since 2008 due to this chisel strike and broken union valve [odd thing is...the union valve has no place being there...at all], as for how much it was leaking post 2008 vs now, OR WHEN the freeze breaks occurred, I don't have enough data to determine or even guess. I can with some confidence say that the freeze breaks don't look "new", the exposed edges of the cracked PVC look stained as if exposed to the clay and soil under the pool for an extended length of time. I hope this helps, and I'm sorry I can't be more conclusive. Any conclusions I could present beyond these would be conjectural at best.

The committee discussed this report with Scott, and he clarified that the breaks noted in the deep end of the pool were stained, and the discoloration present on the broken edges generally indicates they are older breaks, more than 6 months or 1 year old. It was noted that if this turns out this is a longer-term leak, this could be in contradiction of Sunset Pools statement that the lines passed a pressure test after the skimmers were replaced in 2020. PMP was directed to contact Sunset Pools to have them send their evidence and test results of the pressure test conducted after the skimmers were replaced to confirm the system was intact at that time and report at the next meeting.

- g) HSP's vendor was not able to source the replacement chemical vats needed for the Cromwell and Lindenwood pools. However, we were able to locate 2 additional old used vats from Parkway and are making use of these to get through the season. At this time there appears to be a supply line issue for these units and will research option to purchase replacements over the offseason.
- h) Discussion regarding the option of adding pool covers for the pools and the initial pricing provided by HSP's in 2021. HSP was requested to provide PMP with data necessary to develop a cost benefit analysis to compare the increased cost for spring cleaning of the pools and replacing whitecoat more frequently to compare against the purchase, installation and replacement costs of pool covers to determine if their purchase should be considered. To be present at next meeting.

## **6) PROJECT LIST & BUDGET**

- a) 2022 Project list reviewed.
- b) 2022 Budget Proforma reviewed.
- c) Discussion and review of the bids submitted for the dormer window replacements at Lindenwood. The committee unanimously recommends that the BoD award the bid for replacement of the dormer windows at Lindenwood to Windows on Washington for a cost NTE \$7,500.00. Cost to be applied to reserve Contingency GL.
- d) Discussion of the pricing received to date for the replacement of the equipment at the Welbourne and CSB tot lots. We are working with All Recreation to get a bid from them for these replacements. Current bids received have been summarized and noted on the attachment. PMP worked with the bidding

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vendors to compile pricing but the pricing and proposal from one vendor was not clear and comparable. PMP had requested a 4<sup>th</sup> vendor (All Recreation) to submit pricing on the replacements and they indicated they could not complete their bid in time for this meeting. The vendor is anticipated to submit their bid for the replacements the week of 8/15 and PMP will compile and summarize the bids and present to the members of the FAC in advance of the next meeting, with the intention of having all issues clarified to allow a vendor recommendation to be made at the next meeting.

- e) Discussion regarding the bids received from the authorized vendors for the repairs to the equipment at the remaining tot lots. PMP is still compiling the list of repair needed for the 8 remaining tot lots. Once the award is made for the tot lot replacements, we will determine the scope and intent of other repairs or replacements to be applied to the remaining reserve budget.
- f) We are still awaiting additional bids for the diving board replacement at Cromwell to compare to the bid from HSP. We are working with these vendors in an effort to get their pricing prior to the meeting. Five additional vendors solicited to provide bids for this replacement did not submit bids. PMP was directed to expand the search of vendors to include other pool management companies that also provide service repairs to ensure that we have the minimum of three bids necessary for consideration at the next meeting.

### **7) OLD BUSINESS**

- a) None this period.

### **8) NEW BUSINESS**

- a) Discussion of the request from Tennis DNA to extend the tennis lesson program through the fall. The FAC unanimously approved the extension of the lesson program and directed PMP to work with Tennis DNA to put notices in place on the tennis courts, pools and website announcing the extension.
- b) The FAC unanimously approved the implementation and planning to support Doggie Swim Day at Parkway pool from 1 PM to 4 PM on Saturday, September 10, 2022. PMP was directed to coordinate with CRC to get notice out to residents and HSP to support the event.

### **9) INFORMATIONAL ITEMS**

- a) We have continued the monthly reset of the tennis court lock combinations and will continue the process of changing the combinations monthly going forward.
- b) We have ordered new rope to repair the worn and damaged “on demand” lap lanes and deep end marker ropes in use at all three pools. We expect delivery the week of 8/15.

### **10) ADJOURN**

- a) Meeting Adjourned at 9:18 PM.

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- b) Next regular FAC meeting is scheduled to be conducted remotely at **7:00 PM on Thursday, September 8, 2022.**