

**COUNTRYSIDE PROPRIETARY  
FACILITIES COMMITTEE MINUTES**

September 12, 2022

**1) CALL TO ORDER**

- a) Meeting Called to Order via GoToMeeting at 7:01 PM.
- b) Attendees: Boone, Bour, Jackson, Wallin, Wilson, Stracka (PMP), Krasimir (HSP)
- c) Absent: Fitzel, Kiser

**2) COMMITTEE ADMINISTRATION**

- a) Approval of the August 2022 meeting minutes. Approved unanimously as drafted.

**3) GUEST & RESIDENT PARTICIPATION**

- a) None this period.

**4) WAVES ISSUES**

- a) None this period.

**5) POOL ISSUES**

- a) Discussion of HSP's pool closing operations. HSP will begin closing down the pools the week of September 12th. Lindenwood pool is still running pending determination of services to be performed.
- b) Discussion of HSP's notification of their intention to assess a \$1,200.00 surcharge, per pool, to powerwash and clean our pools going forward since they lack pool covers. HSP provided additional information regarding the need to power, and acid wash the Lindenwood pool 3 times to clean the staining this spring, compared to the typical need to do 1 cleaning for pools with covers. They indicated that the fee would be waived, per pool, if that pool does not require extra cleaning in the spring.
- c) Discussion with HSP regarding their proposal to repair the identified skimmer line breaks under the deep end of the Lindenwood Pool. The proposal was

reviewed by the committee and determined that this work should be awarded as a combined project with item 5d below.

- d) Discussion with HSP's regarding their proposal to perform the additional leak testing and repairs of the other skimmer line leaks at the Lindenwood Pool. HSP's proposal was reviewed but does not appear to be a targeted proposal, but more of a rough estimate of what they consider to be the worst-case expenses anticipated. PMP was directed to contact HSP to get a targeted, daily expense projected cost estimate for the leak testing, similar to the proposal prepared and submitted for the repairs in the spring. This estimate should assume that the testing would be performed in conjunction with the repair work of the 2 skimmers in the deep end (Item 5c above) to allow the combination of the mobilization and equipment rental charges. The FAC requested to get the revised pricing as soon as practical and will review and vote on the approvals electronically in an effort to get this matter approved and to the BoD at their 9/28 meeting.
- e) Discussion regarding the leak repair reimbursement consideration regarding the leaks at the Lindenwood Pool and report on the information provided by Sunset pools regarding the pressure test report and winterization process. Based on the post installation pressure testing report from Sunset Pools, the committee felt that this indicates that the damages to the skimmer lines was likely a result of freeze damage over the winter of 2020-21 and they voted unanimously to request PMP reimburse the Proprietary for the costs incurred for leak testing and repairs performed to date, totaling \$13,700.00.
- f) Discussion regarding HSP's recommendations and pricing for pool covers for the pools. Discussion was tabled for discussion at the October meeting.

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

- a) 2022 Project list. Reviewed with no comment

- b) 2022 Budget Proforma. Reviewed with no comment
- c) Discussion of the bids and designs received for the replacement of the equipment at the Welbourne and CSB tot lots. The FAC reviewed the bids and unanimously recommends the BoD accept and award the bid for the replacements to All Recreation for a cost not to exceed \$139,135.37, for their Option 1 design for the Welbourne location and Option 2 design for the CountrySide Blvd location. Cost to be applied to reserve GL 9897.
- d) Discussion regarding the bids received from the authorized vendors for the repairs to the equipment at the remaining tot lots. PMP will review repair options and will prepare the repair summary and prioritize repairs to utilize the remaining available reserve funds and will present recommendations at the next meeting.
- e) Discussion of the bids received for the diving board replacement at Cromwell. The FAC reviewed the bids and unanimously recommends the BoD accept and award the bid for the replacement ½ meter stand and board to NVBlu for a cost NTE \$13,000.00. Cost to be applied to reserve GL 9894.
- f) Discussion of the proposal from Criterion to re-strap and repair the damaged or stained deck furniture at all three pools. The FAC voted unanimously to recommend the BoD approve the proposal from Criterion Inc for a cost NTE \$17,198.17 to re-strap and repair the deck chairs for all three pools. Cost to be applied to reserve GL's 9819, 9819 & 9893.
- g) Discussion of the bids received for the replacement of the deck tables at all three pools. The FAC voted unanimously to recommend the BoD approve the proposal from Criterion Inc for a cost NTE \$13,110.00 for 27 replacement deck tables for all three pools. Cost to be applied to reserve GL's 9819, 9819 & 9893.

## **7) OLD BUSINESS**

- a) Confirmation of volunteers available to support Doggie Swim Day between 1 PM and 4 PM at Parkway on Saturday, September 10, 2022. This event was

conducted as scheduled and was well attended by over 100 residents and their pets.

#### **8) NEW BUSINESS**

- a) Discussion of 2023 budget planning process and reserve projects projected for next year.
- b) Discussion regarding exercising the second option year of the pool management agreement with High Sierra Pools. The FAC voted unanimously to recommend the BoD exercise the second option year of the pool management agreement for 2023, at the agreed price of \$208,800.00, plus the proposed \$1,200.00 cleaning charge, per pool, totaling an amount NTE \$214,400.00. Cost to be applied to GL 7500.

#### **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 installed the new rope to repair the worn and damaged “on demand” lap lanes and deep end marker ropes in use at Lindenwood and Cromwell.
- c) We are currently reviewing a proposal from our service vendor for repairs to 2012 Ford that will be necessary to pass emissions and safety inspections due in November/December. The total of the proposed repairs exceeds \$3,600.00 and the FAC requested PMP to make as many repairs in house as possible (Shocks, tie rods, sway bar links) and to have the tires replaced and the rest of the items addressed by the repair shop to ensure the vehicle is ready to pass safety and emissions inspections before they are due.

#### **10) ADJOURN**

- a) Meeting Adjourned at 9:10 PM.
- b) Next regular FAC meeting is scheduled to be conducted remotely at 7:00 PM on Thursday, October 13, 2022