

COUNTRYSIDE PROPRIETARY
FACILITIES COMMITTEE MEETING MINUTES
August 15, 2024

1) CALL TO ORDER

- a) Meeting Called to Order via Zoom at 7:02 PM.
- b) Attendees: Penny Francke (Chair), Pat Bour (Rokeby), Tommy Jackson (Belmont), Scott Simon (Foxfield), Frederick Bassett (Morven), Tim Pope (PMP), American Pools Representatives (Austin Woodard, Herlan Marin, Krzysztof).
- c) Absent: Amanda Boone (Oakridge)

2) COMMITTEE ADMINISTRATION

- a) Pat moved that the August 15, 2024 Agenda be approved as written; Scott seconded. Approved unanimously.
- b) Pat moved that the July 11, 2024 Minutes be approved as written; Tres seconded. Approved unanimously.
- c) Pat moved that the FAC confirm its unanimous e-vote approval awarding the contract of the Haxall and Bickel Playground Replacements to All Rec for a cost NTE \$160,000; Tommy seconded. Approved unanimously.
- d) Scott moved that the FAC confirm its unanimous e-vote approval to accept the bid from American Pool to supply and install black Merlin Advanced-Mesh safety covers on the main & wading pools at Parkway for a cost not to exceed \$26,000; Tres seconded. Approved unanimously.
- e) Pat moved that the FAC confirm its unanimous e-vote approval to accept the American Pool bid for replacement of the sand in the filters at Lindenwood Pool with glass media at a cost not to exceed \$7,8800 (bid + 10%); Tres seconded. Approved unanimously.

3) GUEST & RESIDENT PARTICIPATION

- a) No guests present.

4) POOL ISSUES

- a) FAC discussed several issues with the American Pool representatives.
 - i) Austin explained that the temporary closure of Cromwell Pool in late July was due to a misunderstanding with the Loudoun County inspector over AP's pool operator certification program, which had since been resolved. Two communication issues were also discussed: the delay in notifying CountrySide of the 7/13/24 closure of Lindenwood due to algae bloom, and the planned storm closures on 8/8-8/9, on which the notifications were sent only to Tim's email address when he was on vacation, and where there was no follow-up on receipt of Tim's Out Of Office message. Austin assured the FAC of American Pool's commitment to improving communications with CountrySide. Penny also asked AP to work with the Waves to resolve billing disputes on lifeguard charges, and Austin said that he would have Jeremy Fish respond to us, and to Waves, on that issue. Penny reiterated that any lifeguard billing

issues between Waves and American Pool needed to be resolved without CountrySide or PMP involvement. Scott suggested that AP's email notices about pool closures should include a phone follow-up, with AP making sure that they have conveyed any closure information to a live contact.

- ii) We discussed the algae bloom problem at Lindenwood, and the high Phosphorus readings that had been reported. Scott asked Krzysztof to confirm the "fresh water" feed readings versus the pool water, and Krzysztof said that while the pool water readings were higher, the two readings were close. Penny asked whether a test kit was used; Krzysztof confirmed that a Taylor test kit was used and he will send information on the test kit to Penny. Scott explained that he had followed up with Loudoun Water on whether we should be concerned about the Phosphorus levels in our drinking water; Scott will forward the response he received from Loudoun Water to the FAC. Penny asked Tim/Krzysztof to obtain samples of both pool water and tap water for possible testing/comparison. Scott expressed concern about the time it took AP to resolve the algae bloom. Krzysztof explained that Loudoun County limited Chlorine levels to 3 ppm, whereas other counties allowed up to 10 ppm; as a result, AP had to wait until the pools were closed to sufficiently shock the system. Krzysztof confirmed that chemical checks are performed every hour when the pools are open.
- b) Tim updated the FAC on repairs and replacements. The new glass filter media appears to be operating well, with the Lindenwood water very clear. The problematic motor wiring at Lindenwood was replaced by AP, and Huntington Electric checked the wiring to/from the motor and found it satisfactory, with no repairs recommended. Tres and Tommy expressed concern that there may be undiagnosed underlying causes for the wiring having failed; they will compile a recommended action plan to evaluate the electrical safety of that motor, and send the recommendations to Tim. Tim also advised that he had purchased a number of replacement umbrellas at a season-end sale for about \$25/umbrella.
- c) The Committee discussed the various problems experienced with American Pool this summer, acknowledging that many were due to "first year contract"/growing pains. Pat made a motion to renew the American Pools contract for its second-year option; Scott seconded. Approved unanimously.
- d) FAC agreed to continue the tradition of Doggie Swim Day, scheduled for Saturday, September 7th from 1-4 PM. Tim has already submitted the lifeguard request to American Pool. Penny asked FAC members to let her and Tim know who would be willing to staff the desk for the event.

5) WAVES ISSUES

- a) No Waves representatives present; Lauren had asked Tim to pass along the message that the Waves had a great season.

6) PROJECT LIST & BUDGET

- a) 2024 Project List reviewed; Tim to correct the categorization of the tot lot replacements to "Reserve" project. Tommy mentioned that the Lindenwood tennis courts had dead spots and surface problems; Penny checked the Reserve Study and advised that there were allotments for tennis court surface work in both 2025 and 2029.

Facilities Committee Meeting Minutes

August 15, 2024

Page 3 of 3

- b) Monthly Financial Reports reviewed without questions.

7) OLD BUSINESS

- a) None at this time

8) NEW BUSINESS

- a) No Trespassing Signs at Pools: Tim has submitted questions to the Loudoun County Sheriff's Office (LCSO) about the specifications on the signs (size; required wording; frequency of placement; etc.); he'll let us know when the LCSO replies.

9) INFORMATIONAL ITEMS

- a) Penny reminded Committee members to submit budget suggestions for 2025 to Alicia before August 30th.
- b) Tim advised that All Rec plans to begin the work on the tot lot replacements after Labor Day Weekend.
- c) Tim advised that All Rec also plans to begin the work on the Cromwell shade structures after Labor Day Weekend.
- d) American Pool will begin installation of the Parkway pool covers after the pools close in September.

10) ADJOURN

- a) Pat made a motion to adjourn; Tres seconded. Approved unanimously. Meeting Adjourned at 8:21 PM. Next regular FAC meeting is tentatively scheduled to be conducted remotely at **7:00 PM on Thursday, September 12, 2024.**