

Special Meeting: Indoor Pool

September 12, 2018

Ground Rules for Special Meeting

This is a very important meeting that has important implications for all unit owners and their families.

Every unit owner has the right to have their opinion heard in a respectful way. Every unit owner has the right to participate in an unbiased, balanced discussion.

All questions will be answered and all comments will be heard at the end of the presentation. No interruptions will be tolerated. Shouting and other hostile behavior will not be tolerated.

Ground Rules for Special Meeting (Continued...)

This meeting is not about placing blame for the indoor pool's deteriorated condition. This meeting is not about 'how we got here'.

The focus of this meeting is for us to share with you the current situation, and to determine our path forward through the input of all unit owners.

The indoor pool is the sole focus of this meeting. All other topics will be discussed at the October 16th Open Meeting.

Above all else, regardless of your opinion, let's respect one another.

Agenda

- Current status of indoor pool
- Options available to us
- Community vote
- Recap / Q&A

Current Situation: Indoor Pool

- The pool gets very little usage
 - Last 6 months the indoor pool was open:
 - 17 out of 96 days had zero visitors
 - Average day sees less than 2 people use the pool (1.7)
 - Highest attendance in a full shift was 4 visitors
- Pool is approaching 45 years in age
 - Need to modernize and bring up to code
 - Grandfathered based on 1974 provisions

Repairs Required

- Option 1:
Replace the
HVAC

- Option 2:
Modify existing
HVAC unit

Indoor Pool Costs		
PAST COSTS	Repairs, HVAC, pool pump, scrape and paint	\$ 31,671.91
	Contracts, chemicals & supplies (not including chlorine)	\$ 12,995.91
	Chlorine	\$ 3,345.74
	Total	\$ 48,013.56
MANDATORY COSTS	Nu-Clear	
	Ladder to comply with code	\$ 3,190.00
	Chemical controller to comply with code	\$ 3,575.00
	Lifeguard (18 hrs/35 weeks)	\$ 11,000.00
	Indoor pool (1) depth marker tile to comply with code (approx)	\$ 1,000.00
	Total	\$ 18,765.00
FUTURE COSTS	Nu-Clear	
	Sandblasting and resurfacing	\$ 19,035.00
	McDonald HVAC	
	Option 1- Replace unit with outdoor unit	\$ 44,466.00
	Option 2- Modifying existing unit, raising unit above grade and adjusting wiring and duct work	\$ 10,524.00
	Pool heater & install	\$ 3,000.00
	Furnace & install	\$ 6,000.00
	Total Option 1	\$ 80,266.00
	Total Option 2	\$ 46,324.00

Why Option 1 Is Recommended

- Option 2 only delays the inevitable replacement of the current unit.
- It will be more expensive to modify the current unit now AND THEN replace it in the near future.
- Think of it as re-staining vs. re-siding.

How Do We Fund These Repairs?

- A special assessment will be required
 - If we go with Option 1:
 - Calculation: Need \$80,266 (excludes \$11k lifeguard)
 - Estimate: \$427 special assessment, to be paid in Nov/Dec*
 - If we go with Option 2:
 - Calculation: Need \$46,324 (excludes \$11k lifeguard)
 - Estimate: \$246 special assessment, to be paid in Nov/Dec*

* Estimate: actual number will depend on your common interest percentage, similar to your vote and common charge calculations.

What Do We Do?

- Option A
 - Keep the pool open
 - Institute an assessment based on Option 1 (replace) or Option 2 (modify)
- Option B
 - Close the pool
 - Repurpose the space in a way that will increase the value of the community
 - Make the space more attractive and usable for more than 1.7 people per day.
 - Save \$11,000 (lifeguard fees) and invest in clubhouse/community enhancement

What Do We Do? (Continued)

- There will be a community vote, **likely in October**, after both Special Meetings have taken place. Ballots will be mailed out, similar to election time after Candidate's Night. More information to follow. The vote will be for one of two choices:
 - A: Keep the indoor pool open, or
 - B: Close the indoor pool.
- 2/3 majority is required in order to make any changes. **All unit owners MUST vote! This is important. It impacts us all. Please have your voice heard.**
- If the community decides to close the indoor pool, we will have a subsequent meeting to decide on how best to re-purpose the space and increase the value of the property.

FAQ: Won't Closing the Pool Hurt Our Home Values?

- No. That is a very common misconception.
- 3 realtors who recently assisted in the sale or purchase of a home here at Edgemont were asked for their assessment. While the indoor pool is an amenity that prospective buyers look at, it is an offering that does not add any significant value to Edgemont.
- The outdoor pool is considered the “crown jewel” of Edgemont, as well as the natural beauty of our community.
- A popular request of unit owners is to expand the gym equipment offered – this could be a first step.

FAQ: Could Better Management Have Avoided This Situation?

- Over the course of 45 years, Edgemont has gone through multiple property management and Board changes. Some decisions made along the way worked out, others did not.
- Jason has been proactive in trying to stay ahead of the changes that have been mandated by the Village and County. Under Jason's leadership, we have had overall stability and consistency with our infrastructure.
- The need to upgrade this infrastructure (at considerable expense) is not attributable to one decision or one incident; it is the product of many years of use finally taking its toll.

What's Next?

- Any change is going to require a 2/3 majority.
- Regardless of your position on this topic, **PLEASE CAST YOUR BALLOT.**
- You **DO NOT** have to be in attendance at one of the Special Meetings in order to **VOTE.**

Questions and Answers

Questions?

Thank you for coming tonight.

**Reminder: Open Meeting at 7pm Oct. 16th
in the Clubhouse. Please encourage a
neighbor to come. See you there!**