

**Roudebush Woods & Roudebush Farms Joint Pool Committee Meeting Minutes**  
**April 5, 2016**

**Roudebush Farms Board Members in Attendance:** Kelly Trent, Christine McNelis

**Roudebush Woods Board Members in Attendance:** Frank Perry, David York, Dereck Stinson, Jennifer Jenkins

- I. Pool Floor Repairs and Painting
  - a. Reviewed Pyle's Pools quote for mechanically removing paint, removing the top layer of delaminating concrete and painting two coats of epoxy for the main pool – estimate was roughly \$13K per neighborhood and much higher than anticipated
    - i. Kelly to ask Mia Evans at Kirkpatrick Management to contact her vendor and request quote
    - ii. Mia also to request quotes from Pyle's and KMC for baby wading pool and just stairs and shallow end of main pool since that is where bulk of the surface damage is
  - b. Pool Committee agreed to review and approve quotes via e-mail since working on a short time schedule
- II. Heater Replacement
  - a. Pool Committee voted to have Pyle's Pools install Raypack Pro Series BTU 399,000 heater
  - b. Includes three-year warranty and was quoted last fall at around \$6100 total to be split between the Woods and Farms – Pool Committee to make sure Pyle's provides warranty paperwork to have on file with both Boards
- III. Chair Restrapping
  - a. Jennifer has request quote from a new vendor who charges around \$1 a strap compared to \$3 a strap with Pyle's Pools and has done a preliminary inspection of chairs at pool
  - b. Pool Committee voted to restrap damaged chairs up to a total of \$500 per neighborhood, which should be more than enough to cover the damaged chairs
- IV. Umbrellas & Bases
  - a. While not ideal, Pool Committee voted to continue using existing umbrella bases and purchase 11 new umbrellas from Home Depot or comparable store to replace damaged umbrellas
  - b. If budget is available later in year, Pool Committee may invest in higher grade umbrella and base options to test, but this is not a priority for the CY16 Pool Season
  - c. Kelly to check the balance on Roudebush Farms gift cards and volunteered to purchase umbrellas before start of the season
- V. Pool Signage
  - a. Several signs are faded and need to be replaced at the pool, especially those referencing "no glass" at the pool
  - b. Signs are available from Pyle's Pools at \$20 per sign
  - c. Pool Committee approved spend on signage up to \$200 to be split between both neighborhoods

- VI. Pool House Painting and Screens
  - a. Jennifer volunteered to paint and replace screens herself given other more pressing budget needs this year
    - i. Christine and Kelly volunteered to help clean up pool house and dispose of broken tables before start of pool season
    - ii. There are some boards that are starting to show rot that will need to be replaced, but this is not a priority for the CY16 Pool Season
  - b. Jennifer also volunteered to paint exterior and hallway doors – this work does not need to be done prior to the start of the season
  - c. Farms will split cost of painting and screen supplies
- VII. Shingles on Pool House
  - a. About a dozen shingles blew off the pool house with this weekend's storms and need to be replaced
  - b. David Y. has repaired individual shingle damage in the past, but is now out of “extra” shingles to be used for repairs
  - c. Kelly to ask Mia to quote repair via Kirkpatrick’s work order process
- VIII. Concrete Decking
  - a. Woods approved repair to cracked concrete around lifeguard chair at north end of pool in 2015 – quote for repair was \$200
  - b. Farms will split cost of this expense
- IX. Pool Hours
  - a. Pyle’s Pools has not confirmed 2016 Pool Schedule yet, but Pool Committee voted to request an early opening for one weekday
  - b. David Y. will confirm with Pyle’s that pool will open at 10 a.m. and close at 8 p.m. each Wednesday during the CY16 Pool Season – net hours will remain the same so no additional cost will be incurred
- X. Age Requirements
  - a. Pool Committee voted to amend Pool Rules to allow residents who are at least 16 years old to bring younger children to the pool – previous rules stated residents must be 18 years of age
  - b. Kelly to update Pool Rules document and share with the Woods
- XI. Communication to Residents
  - a. Kelly and Christine to update Farms annual Pool Welcome Letter and share with Woods once all repairs are confirmed