

MINUTES  
 CLEAR HILLS CONDOMINIUM ASSOCIATION BOARD MEETING  
 Special Meeting  
 April 20, 2015  
 Clear Hills Pool

Board Members Present	Homeowners Present
Dana Cress, President Michael O'Rourke, Vice President Dick Wissmiller, Treasurer via FaceTime George Davidson, Member at Large Nancy Grader, Secretary	Paul Cofer David Oldsgard Wilma Jane Balick Janice Marvin Alyssa O'Rourke Scott Cress Ford Montgomery

Agenda Item	Minutes
Welcome and call to order	Dana Cress called the meeting to order at 4:30.
Special Meeting Issue	<p>The board called a special meeting to further discuss the Clear Hills swimming pool. In the regular April board meeting, Dana discussed bids received for pool resurfacing and equipment. Nancy Grader suggested that CH consider replacing the pool decking at the same time as it was in also in need of repair. There was an approved motion to delay approval on this work while waiting for bids on pool decking.</p> <p>Dana showed the attendees the various pool / pool area / pool equipment issues and then discussed the pros/cons of the three bids for resurfacing the pool and replacing the decking and pool equipment. The bids were fairly even with slight differences in the various components of the bids. Dick Wissmiller provided a summary of the costs using the Ad Tech resurfacing bid, the Murray concrete bid and Algrec Pools equipment bid; totaling \$48,678 with a 15% contingency of \$7,302 for a grand total of \$55,980. The pool decking component of this total is \$29,167.</p> <p>Dick also provided information about the reserve fund (\$103k) and CH's ability to pay for the additional \$29k in pool decking repairs. CHs has the funds available through planned reserve study expenses that were no longer necessary or could be delayed. For example, \$10,000 for irrigation controllers no longer needed and \$63,225 for asphalt overlay that can be delayed until the last gas lines are laid in the neighborhood.</p> <p>Dana motioned to accept the line items included in the \$55k summary, limiting the cost to \$55k. George seconded; the board approved.</p>
Adjourn	Meeting adjourned by Dana at 5:29 p.m.
Next meeting	Wednesday, May 13, 2015 at home of George and Dale Davidson