

Thursday, December 27, 2012  
Emergency Meeting of the Board of Directors  
At the Boulder Canyon Clubhouse

Emergency meeting of the board was called to discuss the impending Pool Repair/Resurfacing Project, the scheduling of the work and pool closure.

Board in Attendance:

At Clubhouse - George Lord

Via Conference call: Chris Ferril, Susie Sundsby, Brian Wilson

Homeowners: Carol LaCroix, Tom & Suzanne Morton, Marcy Fralick, Jan Keepers, Dave Heine, Don Erford.

Meeting was called to order at 2:00 PM

Chris Ferril opened the meeting providing general information regarding the project. Notices were sent to homeowner requesting feedback and a broad range of opinions have been received to date. Project was on Reserve study for completion in 2012, but the project was deferred to 2013. Of the bids received, all, including the winning contractor Pima Pools, recommended that the project should be completed in February. The project is expected to take 20 working days from the start of chipping. The entire pool area would be closed while work is being conducted. The February timeline was not favorable to the assembly and there was concern over other times of the year, weather factors, high temps and the cost of water usage.

Board members George Lord and Kurt McMillen visited the water company to find out the cost difference for water for different times of the year. It was determined that the cost to refill the pool was negligible no matter the time of year.

It was also noted that average high temperatures for the year are: Jan.=66, Feb.=71, Mar.=76, Apr.=84, May=92, June=101, July=101, Aug.=99, Sept.=96, Oct.=87, Nov.=76, Dec.=68.

Chris asked for an opinion from each board member present:

Susie Sundsby preferred the work be completed in 2013 as pool is deteriorating.

Brian Wilson was OK with January of this year, to prevent further deterioration and to avoid higher costs later.

George Lord was not in favor of work being done in prime season such as February with short notice. First preference is not Jan thru April but if preponderance of board and homeowners is for January we would accommodate.

Kurt McMillen had provided an opinion previously via email that he would support the majority board decision.

Chris requested feedback from the homeowners present and received varied opinions. The consensus was that May would give enough time to notify homeowners of the impending project and would be after the "high" season and before the intense heat of the summer months.

After all comments were addressed, Chris asked for a final opinion of each board member.

Brian Wilson agreed that May makes the most sense as it is past the high season and gives time to notify all residents. Preference is for May. George Lord supported that recommendation also. Susie Sundsby agreed and would also support May. Chris declared that we have a majority vote from the board and the project is approved for completion in May 2013. Homeowners and residents will be advised via email and BC Website. Additional information will be distributed as available.

FINAL COMMENTS:

Marcy Fralick advised that Oro Valley has a new aquatic center that could be utilized by residents during the resurfacing project. She will obtain information and provide to the board to communicate to all residents.

There were no further comments or questions. Chris thanked the residents for attending and providing their valued opinions on the project.

Meeting was adjourned at 3:00 PM.