

The Reserve Club Pool Annual Meeting

August 18, 2022 Pool Gazebo 6:00-7:00

Board Members in attendance: Gil Steward, George Lewis, Karri Neuner, James Yoo, Tom Ellerbusch.

Members in attendance: Approximately 20 members in attendance. Have a sign in sheet but for confidentiality reasons, this list will only be kept by the Secretary and the Technology board members.

History of pool:

Classic Homes sold it to us in 1997. Gil Steward headed the negotiation price from \$100,000 and settled at \$50,000. Over the past several years, there have been two bad hail storms causing extensive damage. Insurance did not cover the full cost of the repairs. Thankfully, several homeowners who had their roofs replaced donated some excess roof tiles that helped to lower our cost of replacement. In 2001, several changes were made to the bylaws. Included in those was the addition of notifications of the board and member meetings to be the third Thursdays of the summer months. It has been extremely rare to ever have any members attend. This meeting has great turnout by members. The Reserve Club Pool used to have a 300 member capacity. As we felt that could make the pool far too crowded, that number was dropped to 195.

2022 Budget and Membership:

- 23 new members this year totalling \$9,790.00.
- 20 members did not renew.
- 153 paid members this year totalling \$78,794.
- Goal each year is to break even.
- Loss of membership to Covid-19 in 2021.
- Commercial loans typically need to be renewed nearly every year. This year the new loan was obtained in May and is a two year term. It has been paid down to \$23,000.
- The pool also has a \$50,000 line of credit which is tied to the \$23,000 owed.
- At times in the past, we had the ability to make extra payments in the amounts of \$800-\$900.
- The pool did get some money from the PPP which the funds were utilized on concrete replacement and to cover costs during Covid-19.
- Member Amy Temargo thanked the board members for the work they do.

2022 Pool Repairs and Updates:

- The May clean up day had a very poor turn out. Only 3 board members were present. Members questioned about how to find out about days like this. It is posted on the pools website, calendar on the site, but the board acknowledged information disbursement can be better. James has upgraded our website to a great extent but is still in process for

further improvement. The largest challenge is we still do not have every member's email address.

- James recently got the rights of the FaceBook page back from a lifeguard that had the rights. This lifeguard has not worked for the pool for over 10 years. It was also recently discovered that a Google search said the pool was closed, and that has been corrected.
- The big snow storm impacted the pool several days prior to opening this season. There was one member that helped as well as a few board members. Several trucks hauled off debris.
- A leak was repaired as well as the concrete above the leak was repaired on the southeast edge of the pool.
- New rods installed to stabilize and ensure chemicals do not enter the pool.
- A Backflow test was done prior to opening this season.
- The pump was replaced and rewired. It had started to go bad, then had to be rewired due to a bad bearing. It is working fine now. There was a concern that the pool may have to close while we were waiting on parts. This did not need to happen.
- The hole in the parking has been repaired and the striping is in process.
- Several new umbrellas have been purchased which is typically done near the end of the season to obtain a lower cost.
- The fan in the gazebo has been replaced.
- The sink faucet in the boys bathroom has been replaced.
- Baby pool upgrades are on the list of improvements to be made. A proposal we received to do the baby pool before Covid-19 has increased from \$8,000 to now being closer to \$15,000. There has been erosion on the Diamond Bright surface. This project will take approximately 2 years. If a cheaper alternative product other than Diamond Bright can be found, will discuss that as an option.

Lightning strikes and regulations:

- Recently an email went out to members reminding of the lightning regulations. Several members said they saw this email, several did not receive it.
- The pool at Fort Carson recently had some injuries due to lightning. The pool has pipes and electrical wires that run underground. This is the reason all members need to be far away from the edge pool.
- The lifeguards use the WeatherBug app to see how close lightning is. If there is a strike within 10 miles, the pool will be evacuated and a time frame of 30 minutes starts. Each new strike resets the timer. Once a lightning evacuation is called, it is children's parents responsibility to keep children away from pool. Guards are instructed to do pool clean up, bathroom checks etc. during lightning evacuations.
- The board is discussing changing this to 15 miles to mimic Fort Carson and other pools.

Miscellaneous:

- When fecal material from rodents and mice are discovered, the chlorine is increased temporarily.
- When human fecal matter including diarrhea is discovered the rules state that the pool be shut for 24 hours.

- There is a lifeguard shortage after school starts.
- New hours starting August 22, 2022 are 3:30 to 6:00 Monday thru Friday if guards are available. Weekend hours remain unchanged from the summer.
- The hours this summer were shortened this year due to an increase in labor costs.
- Getting guards this summer has been very challenging.
- Urged members in attendance that if they have kids, see if they are interested to be guards for next summer and have them get certified and apply.
- Members urged to have more input and see the pools financials so members can understand if rates go up they would know why.
- Discussed the hope of running fundraising events, bringing back Kids and Teens nights, the 4th of July party etc. In the past, this work has fallen only on a few board members. Several members expressed interest in being part of committees that can head that up. A list was passed out and those in attendance signed what they may be interested in helping out with. This list will be given to Amy Tamargo.
- Amy Tamargo offered to join the board as Social Chair as we currently do not have anyone in that capacity. This will help with the previous bullet point.
- Each year there has been a search to upgrade the lawn chairs. The search for chairs have typically been with places like The Broadmoor to see if they are getting rid of any of theirs. We have been successful in doing this for many years. Lowes and Home Depot have not had any we can purchase this year.
- We are needing to upgrade the Bylaws and Rules to reflect changes made over the last 20 years. The board will work on this in the upcoming months.
- The board continues to work to get good emails from all members. Karri has some updated ones to get to James. James commented that it can be difficult to update as he gets emails from people inquiring about membership that then never join. He is working to improve this process which in turn will improve communication to members.
- A member recommended that having a standardized process when becoming a new member would be helpful.
- A member recommended having the ability to pay dues with a QR code. The board has discussed this in the past and declined to do it due to the cost.
- A member recommended that when you join as a new member, the information to inform the new member that they are now a member/owner and they have some responsibilities, ie join a committee. Gil informed everyone that we used to have something similar to this but it has been seldom used recently. This will be changed and improved.
- Discussed getting back to having two newsletters per season. Doing this could help with dissemination of information.
- An email will need to go out informing the pool shut down and clean up for winter.

Lifeguards:

- There is a lifeguard shortage now that school has begun
- As it has been difficult for the past several years to hire enough lifeguards.
- We have tried multiple times to have a swim at own risk policy, however, our liability insurance will not allow it.

- There continue to be complaints about guards sitting together, talking, on their phones and not watching the pool. The policy is that they are to be split up with one on a guard stand. The guard on the deck can have a phone to watch for incoming inclement weather but the guard on the stand should never have a cell phone with them. If the guard in the stand does have a cell phone on them, it can lead to disciplinary action including termination. The board discussed how this is an annual problem. It was announced that as we are all members and owners, anyone is allowed to speak to the guards about this. Also, recognize them when they are doing their job well.
- Guard attire was addressed. It needs to be obvious who is a lifeguard either through a shirt with the cross on it or a red swimsuit. A member who used to manage a pool said it is not uncommon for guards to have to purchase their own suit or shirt designating they are a lifeguard. The board will discuss this further.
- A member inquired about if the guards have a set time for a break. The guards may call adult swim if they are needing a break to get out of the sun, get food/beverage, empty trash cans, check the cleanliness of the bathrooms etc.

Board Vacancies:

Social coordinator: Amy Tamargo volunteered to fill this vacancy.

Board Members emails and titles:

To contact the pool, go to the Reserve Club website and the message will be forwarded to the proper board member. <http://www.reservepoolcs.com>

President: Gil Stewart gstew9583@aol.com

Vice President: George Lewis, glewis@macleodusa.net

Finance Manager: Karri Neuner, karrineuner@comcast.net

Maintenance: Jeremy Betterson, jeremybetterson@live.com

Assistant Maintenance: Bruce Archambault, archambaultbruce@yahoo.com

Technology Specialist: James Yoo, jhyoo7@gmail.com

Social: Amy Tamargo, amytamargo@ymail.com

Secretary: Tom Ellerbusch, tomellerbusch@comcast.net

Membership and Social: Rachel Boxer, rachael0350@yahoo.com

Next meeting: TBD