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From: "Bob Wilbur" <bbwilbur@broadstripe.net>
Date: Thursday, January 03, 2013 9:37 PM
To: "Dan'l Jones" <dan_serv@hotmail.com>; <tdahl@shorelinefire.com>; <whshed@live.com>; "Gwyn Staton" <gwynstaton1@msn.com>; "Susie Petterson" <bspettersen@earthlink.net>; <mphconstr@comcast.net>; <pheffy@aol.com>; "Dan and Lisa Hall" <danlisahall@comcast.net>; <cedars@olypen.com>; "Jean Salls" <jean_salls2000@yahoo.com>; "Cathie Harrison" <cathianne@aol.com>
Cc: "Maria Chamberlain" <hermitanamaria@gmail.com>; "Karen Shaak" <karenshaak@gmail.com>
Subject: Re: Pool Committee Minutes - Friday 12/28/12

Dan,

Good work, nice organization. Looks good, no particulars, but maybe some tweaking later.

Two quick comments on the commentary:

1) Re *probably can't open the pool this year*. Accept your experience/my inexperience; I hear other opinions too. But optimistic by nature, I prefer to be lead to conclusions after hopefully being able to separate the info wheat and chaff.

2) Agree that turf battling would be nonproductive. There should be no battle because it is clear as to where the responsibilities lie. Yes, let's all roll up our sleeves and do what we can to ascertain the info we need, and at the same time let's accept the committees' individual responsibilities, as you so aptly noted on earlier on NextDoor and in leading the annual meeting revision of the motion to be sure it comported exactly with the bylaws and thereby received your very own vote to approve.

Thanks Dan,
 Bob

From: [Dan'l Jones](#)
Sent: Wednesday, January 02, 2013 11:08 PM
To: [Bob Wilbur](#) ; [tdahl@shorelinefire.com](#) ; [whshed@live.com](#) ; [Gwyn Staton](#) ; [Susie Petterson](#) ; [mphconstr@comcast.net](#) ; [pheffy@aol.com](#) ; [Dan and Lisa Hall](#) ; [cedars@olypen.com](#) ; [Jean Salls](#) ; [Cathie Harrison](#)
Cc: [Maria Chamberlain](#) ; [Karen Shaak](#)
Subject: RE: Pool Committee Minutes - Friday 12/28/12

I think that we need to focus on securing professional estimates of what needs to be done and how much it will cost. We cannot properly evaluate our alternatives until we know what they are. That takes research and work. Let's start collecting data, get professional advice, and document our alternatives.

Rather than getting sidetracked about who decides what, we should remain focussed on the goal of getting our pool facility fixed; remaining focussed upon the areas of responsibility assigned to whatever

committee to which we have been appointed. Check the bylaws when in doubt. Committees should coordinate their duties with one another when appropriate. To maintain order, coordination should be initiated by the chairs of the committees or the board of directors.

Here are the steps as I see them (let us all know if I left anything out):

Our committees need to use professional advice to determine:

1. What can be done.
2. What must be done.
3. When it must be done.
4. How it can/should be done.
5. What everything will cost.
6. How the project can be financed.

Appropriate committees/employees will prepare reports and recommendations to the board, including:

1. A proposed budget for the rehabilitation of the pool.
2. A timeline for completion.
3. A ballot for membership approval.
4. A professional request for proposals.

The board will:

1. Approve wording for a ballot
2. Mail a ballot to members in good standing.

The president will:

1. Assign a chair of the Tellers Committee
2. Appoint members to a Tellers Committee.

The Tellers Committee will:

1. Count the ballots.
2. Report the results.

When funding has been approved, the board will:

1. Send out assessments and/or dues statements to members.
2. Hire a project manager.
3. Seek bids from competent contractors.
4. Secure legal advice.
5. Enter into a contract with the contractor awarded the bid.
6. Get the work done, withholding final payment pending inspection.
7. Verify satisfactory completion.
8. Continue to set aside funds to maintain our assets into the future.
9. Consider naming our pool complex.
10. Open /Dedicate the newly refurbished pool complex and let our members enjoy it.

It is unlikely that the pool can be opened in 2013, considering the scope of this project. The standing committees will still work to plan ahead for the next year(s). The board will continue to seek regular reports from the committees.

I agree that it is important to follow resolutions of the members; giving precedence as follows:

Statutes

Articles of Incorporation

Bylaws

Member motions and resolutions.

The "ownership" of the tasks assigned to standing committees are determined by the bylaws, not a resolution. It takes an amendment to change a bylaw. It is best to refer to the bylaws when uncertain as to the duties assigned to a particular committee.

State statutes and our bylaws prohibit certain tasks being assigned to a committee . . .resolution or not. We all need to remain cognizant of the fact that committees are advisory in nature only, and always operate without power. Armed with committee recommendations, the board will have the duty of deciding how to use the data we collect and how it should be presented to the members.

The ultimate authority required to approve and/or fund this project will be a vote of the membership by mail-in ballot. We should do our best to present our members with reasonable and attainable proposals. If we hope to get approval, we must gain the trust of the members and speak with a single voice.

The goal of the resolution was also to have a professional guide the project. That was the goal in the last administration as well. It is time to get advice from professionals specializing in this field. I am certain that the majority of the members favor fixing our pool. I am convinced that relying on professional

advice will go a long way toward convincing the membership who are in favor of the pool to adopt a plan of action.

Dan'l

From: bbwilbur@broadstripe.net
 To: tdahl@shorelinefire.com; whshed@live.com; dan_serv@hotmail.com; gwynstaton1@msn.com; bspettersen@earthlink.net; mphconstr@comcast.net; pheffy@aol.com; danlisahall@comcast.net; cedars@olyphen.com; jean_salls2000@yahoo.com; cathieanne@aol.com
 CC: hermitanamarca@gmail.com; karenshaak@gmail.com
 Subject: Re: Pool Committee Minutes - Friday 12/28/12
 Date: Mon, 31 Dec 2012 13:45:46 -0800

Hi Cathy

Yes I know Jean felt that a list of needs to open the pool this summer was under the purview of Pool Ops & Safety, but I also indicated that I thought that was incorrect. To your point, the motion (below) unanimously passed by the membership does not specify that the PM and LRP committees' efforts are to be long range, short range, or *interim*, but it does specifically speak to identifying what needs to be done to open the pool as soon as possible, which obviously would include the summer of 2013, if feasible. So, guess I continue to contend that the motion puts that task in the arena of the PM and LRP committees.

However, I agree that we should seek out any information the PO&S committee can bring to the table, with the understanding that the PM and LRP committees are the ones that ultimately need to organize that and other relevant input for the board's perusal. Trust we all agree that it is important to follow the letter of what was passed.

[Passed Motion: *"Under the overall objective of having the pool open as soon as a funding and construction schedule allow, the Pool Maintenance and the Long Range Planning committees shall have three (3) tasks to complete by February 28, 2013, or sooner: ... (1) identify and evaluate various options related to the pool's future, including but not limited to needed equipment, a permanent pool cover, and repairs to the pool and its building, foundation, plumbing, and electrical system, and to establish the best cost and timing options. (2)...."*]

From: [Cathie Harrison](mailto:Cathie.Harrison@broadstripe.net)
Sent: Monday, December 31, 2012 9:34 AM
To: bbwilbur@broadstripe.net ; tdahl@shorelinefire.com ; whshed@live.com ; dan_serv@hotmail.com ; gwynstaton1@msn.com ; bspettersen@earthlink.net ; mphconstr@comcast.net ; pheffy@aol.com ; danlisahall@comcast.net ; cedars@olyphen.com ; jean_salls2000@yahoo.com
Cc: hermitanamarca@gmail.com ; karenshaak@gmail.com
Subject: Re: Pool Committee Minutes - Friday 12/28/12

Thanks for your input - 1st paragraph is correct. Comments/opinions are welcome, just bring them to the table.

We asked about the past estimates and Jean indicated that it fell under safety - the minimum amount of work required in order to reopen the pool, not the full laundry list. And new estimates are needed because some of the items/issues previously listed in older estimates have been addressed.

Cathie

Remember, Life isn't about surviving the storm; but how you dance in the rain

-----Original Message-----

From: Bob Wilbur <bbwilbur@broadstripe.net>

To: tdahl <tdahl@shorelinefire.com>; whshed <whshed@live.com>; dan_serv <dan_serv@hotmail.com>; gwynstator1 <gwynstator1@msn.com>; bspettersen <bspettersen@earthlink.net>; mphconstr <mphconstr@comcast.net>; pheffy <pheffy@aol.com>; danlisahall <danlisahall@comcast.net>; cedars <cedars@olypen.com>; jean_salls2000 <jean_salls2000@yahoo.com>; Cathie Harrison <cathieanne@aol.com>

Cc: hermitanamarca <hermitanamarca@gmail.com>; karenshaak <karenshaak@gmail.com>

Sent: Sun, Dec 30, 2012 10:08 pm

Subject: Re: Pool Committee Minutes - Friday 12/28/12

All,

Some follow-up thoughts re the meeting, but first a question. Cathie, at the end where you wrote, "*And I sincerely hope we do not have an independent faction within our committee who do not bring their issues and/or complaints to the table. That would be counter-productive,*" I assume you meant for such faction to not bring issues/complaints to the table. If so, I agree but not to the extent that we should muffle divergent viewpoints or not attempt to work out past baggage that needs to be resolved to move forward (i.e., garbage no; baggage maybe.)

That aside, I think it important to emphasize that the four committee members present on Friday AM seemed to gravitate towards a two-pole approach: **(A)** the full-bore professional assessment of pool ills, including architectural plans, timelines, and costs to remedy (Harry was putting that planning effort at \$70-100 k), and **(B)** pretty much the same thing, but based on what our various pool-based committees can put together from information we have and can otherwise acquire (local energy and expertise at about a negligible cost).

I am concerned that approach A, while wonderful, is a certain death knell for the pool, but agree we need to pursue it to see what the cost/product might be (no stone unturned). However, approach B, while it may be the only realistic option for retaining the pool, may not ultimately be a wise use of money. That's the Catch 22 – the ants on Hemmingway's log in the fire, death by steam or fire.

As a pool ignoramus, at the next meeting I would very much like to hear from those who have had real experience with our pool, specifically as related to option B. I went to the three town hall meetings where pool needs and cost estimates for this and that were bandied about. Then I heard from others that these costs were inflated. I think we must find a way to work out these two factions of perception. I'm sure I am not alone in being unconvinced as to where real pool needs and the necessity of parsimony should merge into the best option for our residents to vote on.

So, I would like very much to hear from those with first-hand knowledge and/or expertise, and ask that the next pool meeting bring those folks like Ed Del, John Klasell, Jean Salls, Dustin Fredrick, Gwyn Staton, Mr. Hendrickson, and Alex Greco, among others, to the table for Q&A from folks like me, so we might all begin to formulate a common ground of concurrence. Without that I see the ball being fumbled back and forth at the scrimmage line.

Finally, I think we need to correct the *soft* meeting finding that determining a laundry list of what would have to be done to get the pool open this year is outside our committee's scope and is instead the charge of the Pool Ops & Safety Comm. Actually no, rather, it is one of our primary charges. To be sure, I had to go back and review the motion unanimously passed by board and a quorum of members at the annual meeting. It states,

"Under the overall objective of having the pool open as soon as a funding and

construction schedule allow, the Pool Maintenance and the Long Range Planning committees shall have three (3) tasks to complete by February 28, 2013, or sooner: ... (1) identify and evaluate various options related to the pool's future, including but not limited to needed equipment, a permanent pool cover, and repairs to the pool and its building, foundation, plumbing, and electrical system, and to establish the best cost and timing options. (2)..."

So I believe the folks at the meeting were mistaken to attribute that task to the Pool Ops & Safety Committee (predominantly life guards), and we should immediately clarify the record accordingly, especially since Feb 28 is only 60 days away.

Bob W.

From: [Cathie Harrison](mailto:Cathie.Harrison@comcast.net)

Sent: Sunday, December 30, 2012 9:25 AM

To: cathianne@aol.com ; tdahl@shorelinefire.com ; bbwilbur@broadstripe.net ; whshed@live.com ; dan_serv@hotmail.com ; gwynstaton1@msn.com ; bspettersen@earthlink.net ; mphconstr@comcast.net ; pheffy@aol.com ; danlisahall@comcast.net ; cedars@olyphen.com ; jean_salls2000@yahoo.com

Cc: hermitanamaria@gmail.com ; karenshaak@gmail.com

Subject: Pool Committee Minutes - Friday 12/28/12

Good Morning -

We had a productive 2-hour meeting Friday morning. In attendance: Bob Wilbur, Fred Pheffy, Harry Lyman, Jean Salls, Cathie Harrison

Action Items as a result of this meeting:

- Contact Association Reserves (Federal Way) and

- request a presentation of the services they provide
- ask what type of engineering support they have available

This company assists large complexes (e.g., HOAs) in assessing its business -- from building and facilities maintenance (including calculating end-of-life for equipment, roofs, paint, etc.). And they assist in **calculating the amount of cash reserves needed for future** maintenance and repairs. I have emailed them but will call them Monday -- do not expect to get a response until later in the week due to the holiday. For 40 years ACBC has been able to operate in a 'just-in-time' reactive manner, which was fine until we needed major repairs and don't have the reserves. The club needs to be proactive and realistic regarding monies needed for future years.

- Pool and Ops Safety Committee: Are tasked with obtaining new estimates on the **minimum amount of work** required to open the pool this summer. This was discussed and is not within our scope.

Other points discussed by which are not yet action items:

- The possibility of having community members with engineering background provide an assessment, specifically the buildings.
- Requesting an estimate from an architectural firm if the Association Reserve company does not respond, is not interested, and/or is too expensive.

This is a Catch 22 position - an obvious overlap between the Long Range Planning, Budget and Finance, the Pool Committees, and the Board. There is limited money this year and those attending the Friday

meeting do not want to request a special assessment which requires a vote of the membership without full disclosure of the repairs and the specific costs involved for current and future years. If we continue to repair without having a long-term plan, we may not have the funds to continue to maintain the facilities.

I realize that some of you are not permanent residents, some work off-island, and will not be able to attend all meetings. We discussed evening meetings, even Sunday morning (10-noon) meetings. I will coordinate the best I can to accommodate folks. I assume everyone (except Harry Lyman and bspetterson - email being blocked still) are receiving my emails. And I sincerely hope we do not have an independent faction within our committee who do not bring their issues and/or complaints to the table. That would be counter-productive.

Feedback welcome - thanks, and Happy New Year.

Cathie Harrison
678-9003