

bbwilbur@frontier.com

From: "gwynstaton1" <gwynstaton1@msn.com>
Date: Thursday, April 25, 2013 9:07 PM
To: "Bob Wilbur" <bbwilbur@broadstripe.net>
Subject: Re: Pool Committee Notes - Thursday meeting

kathy is not gonna budge because she's a plant of jeans

Sent from my Samsung Galaxy Note™, an AT&T LTE smartphone

Bob Wilbur <bbwilbur@broadstripe.net> wrote:

Hi Gwyn and Cathie,

Actually you both are a bit off – that is, the committees weren't to prepare the ballot and neither was the board to do it. Rather, it was to be a joint effort in good faith and trust.

Here what was passed unanimously at the Annual Meeting last October: *"...the Committee shall submit its findings to the Board and subsequently work with the Board to prepare an appropriate assessment ballot to be voted on by the members. Committee's findings shall be included, in full, with the ballot."*

Cathie, as I requested more than several times, committee meetings should not be announced but arranged to *try* as best possible to accommodate as many folks as possible with disparate schedules. Nor were the committee meetings to be de facto mini board meetings. That is, when you have a Board that is viewed, correctly or incorrectly, as egotistically totalitarian, the way you magnify that perception is to stifle participation. What you and the Board *accomplished* Cathy was in many ways commendable and yet in other ways reprehensible, and with many a slip tween the cup and the lip, I'll leave it there and simply hope that the ballot is approved and ends this regrettable saga.

As I mentioned yesterday, I tend to think financing options may be more important than relatively small pluses and minuses on the total cost. With that in mind and our committee's charge, I will suggest once more that a committee meeting to work on the the ballot might very well be in the best interest of all of us.

No sense leaving the barn door open now...

bob

From: [Cathie Harrison](#)
Sent: Tuesday, April 23, 2013 12:47 PM
To: [gwynstaton1@msn.com](#) ; [bbwilbur@broadstripe.net](#)
Subject: Re: Pool Committee Notes - Thursday meeting

That was not the scope of the committee in all of our meetings, Gwyn - we gathered the info and made the recommendation.

The board is taking input and you are welcome to work with them. Several board members attended the pool committee meetings so they do have input from folks like Tim and Susie Pettersen, possibly Dustin after the last board meeting.

I have confidence that the wording will be accurate and fair, and also be full disclosure of costs. I do not know what the board agreed upon as to the final assessment cost. We made a recommendation from our committee (as a result of the Thursday meeting prior to the board meeting), the board took it from there.

Cathie

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

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

From: Gwyn Staton <gwynstaton1@msn.com>

To: Cathie Harrison <cathieanne@aol.com>; Bob Wilbur <bbwilbur@broadstripe.net>

Sent: Tue, Apr 23, 2013 12:39 pm

Subject: RE: Pool Committee Notes - Thursday meeting

but the committee is to draft the ballot

Gwyn Staton
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To: bbwilbur@broadstripe.net; gwynstaton1@msn.com
Subject: Fwd: Pool Committee Notes - Thursday meeting
From: cathieanne@aol.com
Date: Tue, 23 Apr 2013 13:33:01 -0400

This is the email I sent to the pool committee before attending the board meeting Saturday, April 13th. This email explains the recommended assessment which was presented at this meeting, and the next steps. I believe Karen posted minutes from this meeting which contain additional information and next steps.

The board met last Saturday to discuss and begin formulating the marketing and assessment for the wording. They have all the facts and data - they are responsible for the special assessment, not us. There is a 'process' they need to follow: a 30-day notice of a special assessment mailing, then a 30-day voting period.

Dustin was at that meeting, Gwyn. I don't know if he attended last weekend's meeting to discuss the assessment. He's part of the long-range planning committee as well - you might ask him.

There is nothing more for us to do at this time. There are many on the board who would like to keep the pool - I don't think you need to worry about any biases. But the reality is - it'll cost \$650K (2013 prices). And the pool cannot sit idle indefinitely - Bob Peetz quoted a state regulation that it can sit only two years before being shut down/demolished. The board has all these legal facts and were going to create a Q&A sheet to send out with the assessment.

If you have additional questions, please contact the board.

Cathie

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

From: Cathie Harrison <cathieanne@aol.com>

To: cathieanne <cathieanne@aol.com>; tdahl <tdahl@shorelinefire.com>; bbwilbur <bbwilbur@broadstripe.net>; whshed <whshed@live.com>; dan_serv <dan_serv@hotmail.com>; gwynstaton1 <gwynstaton1@msn.com>; pheffy <pheffy@aol.com>; danlisahall <danlisahall@comcast.net>; cedars <cedars@olympen.com>; hendrickcj <hendrickcj@gmail.com>; bspettersen <bspettersen@earthlink.net>; htrain4 <htrain4@gmail.com>

Cc: jean_salls2000 <jean_salls2000@yahoo.com>; hermitanamaria <hermitanamaria@gmail.com>; karenshaak <karenshaak@gmail.com>

Sent: Fri, Apr 12, 2013 2:59 pm

Subject: Pool Committee Notes - Thursday meeting

A few notes from last night's meeting. Not many usually can attend the board meetings (2 PM tomorrow) and I wanted to level-set you before the minutes were posted.

Attending: Harry (& Barbara), Susie Pettersen, Sid, Dan Jones, Ed, Maria, Karen, Jean, Stig (architect), Cathie. Email comments were also discussed.

Objective:

- To agree on a realistic dollar amount number to provide the board this Saturday required for the special assessment

Although we had some specific questions for Stig, this meeting was not to discuss or plan every detail of the facilities or pool evaluations. Those questions will still be addressed when we have the money and actually start talking specific points (e.g., the extent of shallowing the pool, decreasing the deck size, the need to heat or insulate the entire building, roof, ADA complaint exterior bathroom, etc.). There is that possibility that the community may vote to not approve the assessment, so until the vote's counted and approved, there is no need to get to the low-level detail. Bids would have to go out first, after money is collected -- this entire process will take a few months (or longer).

Bottom Line/Recommendation:

- The building: Renovation vs. new, estimated cost: \$345,095 with 10% contingency padding, Stig suggested we may want more. Timeline: 6-7 month design/construction phase
- The pool: Estimated cost: \$213,950 without options. Does not include gas piping or electrical work, fencing. Options are additional \$43,500. Didn't see any 10% contingency built-in. Since we have no bids, we don't have a timeframe.

The recommended special assessment required: **\$650,000 - \$675,000** (\$650K may be sufficient). This number will be presented at the board meeting tomorrow, then our committee steps down for the time being.

The board will then create an information packet marketing the new complex, with Q&A regarding why ADA, etc. -- letting folks know that a special assessment is forthcoming. Documents (without individual pool line-item costs listed so as not to jeopardize or influence the bidding process) will be posted on the website for all the view.

Payment plans - pros and cons- were discussed. Susie had the excellent idea of accepting credit cards. Lots of discussion regarding the assessment and how to collect and the percentage of money needed in order to proceed. **In order to use the pool, both the pool and facilities projects need to be completed so staging one without money for the other makes no sense.**

If you have any suggestions regarding content, recommendations for wording of the information packet, payment options, **please contact the board**.

Thanks,
Cathie Harrison
360.678.9003