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RE: Plan for the Pool

From: **Steve Morrow** (stevem@broadstripe.net)
Sent: Sun 4/06/14 7:14 PM
To: 'Dustin Frederick' (dustin@local519.org); 'chris hendrickson' (hendrickcj@gmail.com); 'Ed Delahanty' (whshed@live.com); 'Fred Salmon' (pheffy@aol.com); 'Kurt S. Blankenship' (kblankenship@bluewilliams.com); 'Suzy Palmer' (suzypalmer1@me.com)

Perhaps along with the ballot for full renovation of the pool, we also could ask for authorization to spend funds to operate this summer, assuming that we determine that the mechanicals will operate.

From: Dustin Frederick [mailto:dustin@local519.org]
Sent: Sunday, April 06, 2014 8:41 AM
To: Steve Morrow; 'chris hendrickson'; 'Ed Delahanty'; 'Fred Salmon'; 'Kurt S. Blankenship'; 'Suzy Palmer'
Subject: RE: Plan for the Pool

All---I think this is an excellent plan. However---regardless of whether or not we operate this summer----we need to get the assessment ballot for full renovation out for a vote----asap.

Dustin

From: Steve Morrow [mailto:stevem@broadstripe.net]
Sent: Saturday, April 05, 2014 7:52 PM
To: 'chris hendrickson'; Dustin Frederick; 'Ed Delahanty'; 'Fred Salmon'; 'Kurt S. Blankenship'; 'Suzy Palmer'
Subject: Plan for the Pool

Thursday, Suzy, Ed and I met with Dr. Aneta Hupfauer at the Island County Health Department to talk about the pool.

We were told that we erred in not getting an operating permit/license for last year and the break in continuity could open us up to having to meet current requirements before being allowed to open. However, Aneta said that at meetings last year, this was not mentioned and she would support our permit for this year. **My conclusion:** We definitely need to purchase our 2014 permit.

We are in violation of the law by having a pool that is neither covered nor backfilled after a period of 12 months without operation. Ed pointed out that Judge Hancock's order specifically enjoins us from covering the pool. **My conclusion:** We either need to operate the pool this summer or to cover it.

In order to operate the pool, we can make like for like replacements of equipment without a permit. Any changes or upgrades do require a permit. Those permits are handled by the Washington State Department of Health. ADA compliance issues are handled by the U.S. Department of Justice.

Ed mentioned that work was needed on the pool deck, some equipment needed repair, that there was some mention when the pool was last operated that there may be a leak somewhere in the piping, and that the water exchange rate was likely slightly below the current requirements with the heater bypassed and further below with the heater on. Aneta said that for a limited use pool with low occupancy, slightly deficient water exchange would probably not prevent operation, but that otherwise the pool would need to operate correctly.

Inasmuch as we need to operate the pool or cover it, with both options costing money, I suggest the following as a project plan:

Clean the pool, fill it and operate it as soon as possible to determine (1) whether there are leaks in the pipes, and (2) what equipment needs repair. (If the pipes are leaking under the deck, we're into major rework which would push us into needing to do the whole renovation project, not just a temporary patch for this summer.)

Gather bids:

For a pool cover, installed.

For minimal repairs to allow the pool to open for some portion of this summer.

- i. Cleaning vegetation out of and filling where necessary cracks in the deck
- ii. Securing ladders to the deck
- iii. Repairing skimmers
- iv. Replacing/repairing regulator(?) on the heater
- v. Other items as brought to our attention by bidders

For full pool renovation with the intent and hope that we would be allowed to renovate the pool and do any work inside the mechanical room without being forced to update the building prior to being able to use the renovated pool. The building is currently grandfathered ... can we treat the pool separately and stay grandfathered? (Perhaps having pool contractors bid on both (b) and (c) will encourage tighter bids while giving us time to attempt to fund the full project.

Evaluate:

Is there any possibility of opening at all this summer with minimal repairs?

Is it possible to do a full renovation of the pool without jeopardizing the building's grandfather status?

What is the likely cost of operation versus the pool revenue?

If cost of minimal repair and operation is excessive, what needs to be done to be able to cover the pool as required by law pending full renovation without risking being in contempt of the TRO?

Those are my thoughts. A walkthrough of the pool after the board meeting with the three committees involved with the pool has been suggested. I think that's a good idea and would be an excellent launching point for getting us moving ahead in a coordinated fashion.

Your thoughts?

Steve