

Regular Monthly Meeting – Executive Body 2017, November 19th Sunday – Corporate Minutes

Attending Officers: President – Mike Thomas, Vice President – Brian Bonebrake, Secretary – Tom O’Donnell, Member-at-Large – Paul Hinson, Pamela Smith, Board Directors – Quinn Gregg, Patti Kanatzar

Attending Residents: Gary Barger, Amy Bedolla, Linda Calcote, Gwen Conroy, Ronnie DePriest, Cheryl Edmondson, Ivan & Sue Huntoon, Jennifer Lyles, Debbie Mitchell, Louis Reale, Kathy Temple, Roxanne Weaver

Call to Order: 7:00pm

Financial Updates: Checking \$8,768, Money Market \$20,887, Expense YTD: \$85,779

\_The October meeting minutes were approved.

\_Financial Updates – Expecting to come out close to breaking even by the end of the calendar year. If there is any surplus that money will be transfer to the money market account. Delinquent account update – Current total is 21 properties, 11 of those are multi-year delinquent accounts. Total outstanding balance from delinquent accounts is approximately \$37,000. 2018 dues invoices were mailed with the fall newsletters. The board is in the processes of add or updated liens to properties that owe.

\_Corporation Status – The non-profit corporation status with the State of Missouri has been fully renewed and the association is now back in good standing. Tax returns for 2011 and 2012 have been completed and filed. The contact person for the association has been updated to be the current president, and will continue to be updated to be the current president in the future.

\_Club House - Income from club house rentals expected to be around \$1,500 by years end. A question of clarification was asked, and the board confirmed the current board policy does not allow board members to rent the club house at no cost. Several non-profit organizations including the Boy Scouts and Girls Scouts are being allow to use the club house when there are no paying rentals. These organizations have ties to members in the neighborhood.

\_2018 Elections –

- Executive Board Elections (voted on by all members in attendance)
  - Vice President - Brian Bonebrake for 2018 and 2019
  - Secretary - Tom O'Donnell for 2018 and 2019
  - Treasurer - Quinn Greg for 2018 and 2019
  - Member at Large - Pamela Smith for 2018 and 2019
  - Member at Large – Gwen Conroy for 2018 and 2019
  - Member at Large - Patti Kanatzar for 2018 and 2019
  - Member at Large - Debbie Mitchell for 2018 and 2019
- Board of Directors - Motion to delay to December meeting, as there were no volunteers to nominate for these positions.
  - Board Member -
  - Board Member -

\_Grounds – Mowing went well this year; final expenses came out at or below budgeted amount. Mowing is now complete until spring. Spillway cleanup was completed earlier this fall and should be good until after the spring storms.

\_Pool Renovations – Power point presentation (see next pages). Board will consider more specific recommendations at the December meeting.

\_Misc Items

- A request was made to invite the KCMO community office to a future board meeting.
- The board suggests that residents call 311 if they have issues with properties that are in violations of city regulations.
- The request was made by some of the residents that property owners refrain from leaving leaves or other debris in the street gutters and clean leaves from the gutters when possible. This will help to keep the storm drains clear and better prevent flooding in the spring.

Meeting adjourned at 9:18pm

# New Mark First Pool Association

## Pool Renovation



## NMFPA Pool Renovation

- Last major renovation was at least 20 years ago
- Last repair project was in summer of 2014
  - Resulted in multi week delay in opening the pool
  - Repair was expected to last 3 to 5 years, next summer will year 4
- At this time the board is not aware of any issues that would prevent the pool from opening this summer
  - However, the condition of the pool will continue to deteriorate, and a city inspector could decide at any point without warning that the condition of the pool is unsatisfactory and deny our permit
- The time has come for the HOA to address these renovations, and the sooner action is taken the more likely the pool will be able to remain open

## NMFPA Pool Renovation

So what needs to be replaced?

- Plaster lining (main pool)
- Water line tile (both pools)
- Concrete coping (both pools)
- Skimmers (both pools)

## NMFPA Pool Renovation



Peeling plaster lining

## NMFPA Pool Renovation



Peeling plaster lining

## NMFPA Pool Renovation



Cracked tile and peeling plaster

## NMFPA Pool Renovation



Cracked mortar bedding under coping

## NMFPA Pool Renovation



Cracked tile and peeling plaster

## NMFPA Pool Renovation



Cracked coping

## NMFPA Pool Renovation



Broken sealant around coping

## NMFPA Pool Renovation



Cracked mortar bedding under coping

## NMFPA Pool Renovation



Loose coping



## NMFPA Pool Renovation



Cracked skimmer

## NMFPA Pool Renovation



Cracked skimmer

## NMFPA Pool Renovation



Skimmer and cracked coping

## NMFPA Pool Renovation

### Required Renovation Items

- Plaster
  - Standard Plaster - 5 year warranty (low cost)
  - Inter Glass - 25 year warranty (high cost)
- Water Line Tile - Standard pool tile
  - Several pattern options to choose from
- Coping - New coping would be cast in place
  - Concrete scored to look like block
- Skimmers
  - Concrete deck cut out so new skimmers can be installed. May help with vacuum issues.

## NMFPA Pool Renovation

### Other Items for Consideration

- Pool Cover
  - Would help to protect lining in the off season
- Underwater Lighting
  - Existing lighting needs replace
  - Need to consider benefit
- Life Guard Stand
- Drop in Stairs
- Umbrellas, Chairs, & Lounges
- Mechanical Equipment
  - All equipment currently operational

## NMFPA Pool Renovation

### Request for Bids

- Bids requests have been sent to multiple companies, most have not responded or were not interested
- Mid America Pool Renovations - Local
  - Submitted a Full Bid - Budget based on that
  - Has done work for us before - Baby pool liner
- Schilli Plaster - St. Louis
  - Partial Bid for lining only
- Northland Pools
  - Request was made, no bid recieved

## NMFPA Pool Renovation

NEW MARK FIRST POOL ASSOCIATION										
Description	Unit Cost	Units	Option 1 Min Base	Option 2 Economy	Option 3 Economy Plus	Option 4 Long Term	Option 5 Long Term Plus	Option 6 Full Low	Option 7 Full High	
<b>Resurface Main Pool</b>										
White Plaster	\$53,000.00	1	\$53,000	\$53,000				\$53,000		
Diamond Bright Plaster	\$66,000.00	1			\$66,000					
White Inter-Glass	\$96,000.00	1				\$96,000	\$96,000		\$96,000	
<b>Waterline Tile</b>										
Main Pool	\$46.00	254 ft	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	
Baby Pool	\$46.00	72 ft	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	
<b>Perimeter Coping</b>										
Main Pool	\$100.00	254 ft	\$25,400	\$25,400	\$25,400	\$25,400	\$25,400	\$25,400	\$25,400	
Baby Pool	\$100.00	72 ft	\$7,200	\$7,200	\$7,200	\$7,200	\$7,200	\$7,200	\$7,200	
<b>Misc Items</b>										
New Drain Covers	\$10.00	20	\$200	\$200	\$200	\$200	\$200	\$200	\$200	
Pool Skimmers	\$2,200.00	7	\$15,400	\$15,400	\$15,400	\$15,400	\$15,400	\$15,400	\$15,400	
Underwater Lights	\$1,500.00	6	\$0	\$0	\$9,000	\$0	\$9,000	\$9,000	\$9,000	
<b>Pool Cover</b>										
Main & Baby Pool	\$19,400.00	1		\$19,400	\$19,400		\$19,400	\$19,400	\$19,400	
<b>Additional Items</b>										
Life Guard Stand	\$4,300.00	1					\$4,300	\$4,300	\$4,300	
Drop in Steps	\$3,000.00	1					\$3,000	\$3,000	\$3,000	
<b>Filteration Equipment</b>										
36" Sand Filter	\$5,000.00	4					\$20,000	\$20,000	\$20,000	
2 HP Pump	\$3,800.00	1					\$3,800	\$3,800	\$3,800	
Chemical System	\$5,300.00	1					\$5,300	\$5,300	\$5,300	
<b>Umbrellas</b>										
	\$200.00	8		\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	
<b>Umbrellas Stands</b>										
	\$50.00	8		\$400	\$400	\$400	\$400	\$400	\$400	
<b>Table Chairs</b>										
	\$50.00	16		\$800	\$800	\$800	\$800	\$800	\$800	
<b>Lounge Chairs</b>										
	\$150.00	5		\$750	\$750	\$750	\$750	\$750	\$750	
<b>Mobization - 2%</b>										
		1	\$2,330	\$2,718	\$3,158	\$3,190	\$3,758	\$3,626	\$4,486	
<b>Total =</b>			\$118,830	\$142,168	\$164,608	\$166,240	\$195,208	\$188,476	\$232,336	
			\$110,000	\$130,713	\$156,385	\$181,009	\$182,864	\$207,324	\$255,570	
			Assessment Per Year	\$925	\$300	\$347	\$370	\$411	\$397	\$990

### Cost Estimates

Low End Cost:  
**\$120,000.00**

Mid Range Cost:  
**\$160,000.00**

High End:  
**\$260,000.00**

## NMFPA Pool Renovation

### How to pay for it?

- Dues - Current budget is already tight with no extra funds, and it would take too much time to raise dues and wait for those funds to accumulate
- Assessment - Payment in addition to the annual dues from each property
  - Total amount per property would be from \$500 to \$1,000
  - Preference would be to split this over a 2 year period (\$250 to \$500 per year)
  - Can be due at a different time of the year, for example assessment payments could be due May 1<sup>st</sup>

## NMFPA Pool Renovation

### Timeline

- Proposed Timeline
  - January 2018 - Vote on Assessment
  - May 1st, 2018 - First Assessment Due
  - April 2019 - Pool Renovation Work
  - May 1<sup>st</sup>, 2019 - Second Assessment Due
- Need to negotiate payment terms with final contractor
- Renovation work could be done as early as Fall 2018 or as late as Fall 2019

## NMFPA Pool Renovation

### Where to go from here?

- Budget - Board needs to determine the final budget amount for the renovations
- Assessment - The final budget amount will determine the amount of the assessment
- Input - Gather input and feedback from the residents
- Vote - A final vote on the assessment will need to be scheduled

