

2018 & 2019 - New Mark First Pool Association Assessment

DRAFT

Purpose

The purpose of this assessment is to raise funds required to repair and renovate the main pool and baby pool areas. The last major renovation of the pool (and assessment) was done in the 1980s. These renovations are needed so the pool can continue to be maintained and operate into the future.

Bids

- Bids were requested from multiple companies, however most either did not respond or declined to provide a bid. There are lots of companies out there but most of them specialize in residential pools and not a large commercial size pool like ours.
- We did receive a full bid from Mid America Pool Renovation, Inc. out of Grandview, MO. They did work on the baby pool several years ago and are the primary contractor for this type of work in the Kansas City area. Our budget is based around the estimates they provided in their bid.
- Schilling Plaster out of St. Louis provided a partial bid (pool lining only).
- No other bids have been received to date.
- No contracts have been signed and the final contract will not be signed until closer to the actual start of work. The board is willing to consider other bids as well should other bids be presented.

Proposed Schedule

- Board Vote to Approve Assessment – January or February 2018 Board Meeting
- 1st Payment Due – \$300 by May 1st, 2018 (late fee applies after June 1st, 2018)
- 2nd Payment Due – \$400 by May 1st, 2019 (late fee applies after June 1st, 2019)
- Pool Renovation Work – Fall of 2019

Notes:

- It is the boards intent that this work will take place during the off season either in the fall or spring and would not affect the summer pool schedule.
- This plan assumes the pool is able to operate another 2 years without major repair work. If something comes up that requires major repairs during those 2 years the summer pool schedule may be affected.

Expense Budget & Proposed Work

▪ Resurfacing - Main Pool	
○ White Inter-Glass Lining	\$96,000
▪ Waterline Tile – Both pools	
○ Basic pool tile	\$15,000
▪ Perimeter Coping – Both pools	
○ Formed in place concrete	\$33,000
▪ Replace skimmers – Both pools	
○ 7 total skimmers	\$16,000
▪ Deck Accessories	
○ Umbrellas & Chairs	\$3,000
▪ Additional Costs	
○ 2% Mobilization	\$3,000
○ 10% Buffer	\$16,000
Total -	\$182,000

Notes:

- The baby pool does not need resurfacing as that work was done several years ago.
- Based on feedback during the board meetings the board is planning to pursue the more expensive resurfacing option because of the high-quality material and a warranty of 25 years compared to a warranty of just 5 years for a standard plaster lining at the lower price.
- None of the new items installed will require painting, which will be a future maintenance cost savings for the HOA. The high-quality lining also provides additional structural support for the concrete walls.
- The decision was made to go with the high-quality lining instead of a seasonal pool cover at this time. A seasonal pool cover may still be considered later on depending on funds available.
- Our annual operating budgets are posted on the website. The budgets show how the \$350 dues are spent each year. We collect just enough to cover cost and break even each year, which is why an assessment is needed to cover the cost of this large improvement project.

Assessment Income

- Assessment
 - \$700 total assessment x 261 homes = \$182,700 total to be collected
 - \$300 assessment due May 1st, 2018
 - \$400 assessment due May 1st, 2019
 - The board is not taking this decision lightly and understands that this money is not a small expense for each property owner. The board has taken the measures they feel are appropriate to limit the impact to each property owner as much possible. We understand that not everyone will agree with this, but please note it has been taken into consideration.
 - The \$300 assessment was moved to 2018 since there will be less notice than in 2019
- Accountability
 - A separate bank account has been set up by the board to manage the money collected from the assessment. All assessment payments that are collected will be placed into this account and kept separate from the main operating account. All expenses paid with the funds from this account will be tracked separately and will be only used for pool improvements.
 - Monthly updates on income and expense for the assessment will be provided during the board meetings and as part of the published minutes. Updates will also be provided in the spring and fall newsletters.
 - Any excess funds that are left after all works has been completed will either be used for additional improvements for the pool area or will be placed into a fund to cover future repair costs for the pool equipment (pumps, filters, etc). The board will present and vote on any additional expenditures that are not part of the budget presented here.
- Collections
 - The board understands that not everyone will pay the assessment for various reasons. Typically, the HOA collects approximately 90% of the dues owed each year. The other 10% requires additional means to collect, either through liens or other legal means. The 10% buffer in the budget is to help account for some properties not paying the assessment within a reasonable amount of time.
 - Late fees will be charged on unpaid assessment and will follow the same guidelines as the late fees for regular dues payments (\$15.00 per month). All properties are required to pay, and the board will be forced to take any legal means necessary (including liens, collections, or lawsuits) to collect the money owed. The board much prefers not to spend money on collections and instead put all the money towards the renovation.
 - Work will not be able to start until the majority of the money has been collected. The money collected will go towards this project, however if a large number of residence choose to not pay the timing of the work may be delayed. If this occurs updates will be provided to everyone as noted above.

Additional Notes

- While not a large portion of the project, the board is considering purchasing the new deck accessories (chairs, lounges, etc) for this upcoming summer season.
- The board encourages feedback from everyone in the neighborhood, and will do our best to respond as much as possible. We just request that everyone is respectful and understanding of varying opinions.
- The board understands that not everyone chooses to use the pool. However, as a homeowner in this neighborhood everyone owes a stake in all of the HOA amenities, and as part of that all owners are responsible to share in the cost to maintain the HOA amenities, regardless of whether you choose to use those amenities or not.