

PHCA Board Meeting

January 10, 2006

Present: Albin, Cook, Carlson (later), Horensky, Paulson, PVHE – Vandeboss Absent: none

Meeting was called to order at 7:10 p.m. by Ann Paulson.

Minutes for the December 20 work-study meeting were approved without change (Albin, Horensky).

Finance Committee – Art Albin

No new report was available for review.

Committee Reports

Neither the ACC nor CRC met in December.

Indoor pool plumbing proposal

As a result of his work with Doyle Pool in evaluating the pools for resurfacing, Scott discovered several deficiencies in the plumbing and sanitation system that he recommends addressing while the pool is shut down in February. In addition to replacing all plumbing lines and repositioning the pool pumps, filters, and associated equipment for the indoor pool, Scott proposes switching to an automated Accutab Chlorination system to replace the existing manual bromide system. Reasor considering this project include:

- The work could be done while the pool is down for resurfacing and would not require an independent pool closure.
- Flow rate for circulation of water in the pool are not up to current specification and could be a problem when the pool is inspected for reopening. Replacing the piping would increase the flow rate and improve the turnover time for water in the pool.
- Manually maintaining the chemicals is both time consuming and can allow wide fluctuations in sanitation levels based on pool usage. The new system would automatically adjust the chemicals based on need and maintain sanitary levels at all times.
- Anticipated cost reductions for pool chemicals and lower preventative maintenance.

Costs estimates for the project are:

- Materials, using Schedule 80 pipe: \$3,285.50
- Labor, using PHCA staff: \$2,370.00
- Chlorination system, quoted price: \$6,000.00
- Total : \$11,655.50

An estimate for equipment and labor from Professional Pool Techs was \$14,500.

The motion was made (Carlson, Horensky) and **passed** to approve the replacement of the indoor pool plumbing with schedule 80 pipe and to switch to the Accutab system, at the quoted price. In addition, before proceeding, Scott will obtain another estimate from Dan Wood and will review the proposed changes with the health department inspector for concurrence that this will likely address our sanitation problems.

Because this is an unbudgeted project for 2006, it was suggested and agreed that the line item for "Clubhouse parking lot resurfacing" be reduced to cover the project. The parking lot will be reviewed in the spring and a plan for patching/resealing/resurfacing will be developed at that time based on the remaining funds.

Other business

Dredging meeting

Ann will try to set a meeting up for February, to include Larry and Tim Bureau, and the apartment and business interests in PVH.

Landscape meeting with the Pines Board

No meeting is currently planned. In an effort to try to move the project along, Mickey will develop a draft proposal from the Pines Board for consideration by the Pines Board at their next meeting, February 15. Proposed ideas to be included:

- Joint monetary investment by each Board – PHCA \$20,000, Pines \$3,000
- Permission from the Pines to remove dead/failing trees and add new landscaping

- Plan to focus on vegetation replacement. Other issues (wall cleanup, restore lighting, boulevard changes) will be tackled at another time.
- Project will be coordinated and supervised by the PHCA Board with input from the Pines Board.

Cliffs light pole

Mickey noted that it appears that a light pole has been added or replaced on Woodcliff Dr. and that wires have been strung to ground from existing light poles to provide power. Scott will check into this.

Conclusion

Meeting was adjourned at 8:03 p.m.

Next meeting: Work-Study, February 14, 7:30 a.m., Clubhouse

Respectfully submitted by Mickey Cook