

Mariner Hills Property Association, Inc.
Board of Directors -- Minutes from 2009-06-13 Special Meeting (on Pool Issues)

Directors Present: N. Bakko, A. Dietenberger, E. Graff, W. Miller, L. Schauer, R. Seyfried, M. Schultz
Directors Absent: [none]
Others present: [none]

Proceedings:

1. Special Meeting of the MHPOA Board called to order by E. Graff at 10:05 AM on Saturday, June 13, 2009, at the home of W. Miller.
2. Motion to accept the combined Meeting Minutes from the Board Meeting and Annual Member Meeting of 2009-05-24 by R. Seyfried, 2nd L. Schauer; all agreed.
3. Motion to accept the Treasurer's Report of 06-12-2009 by R. Seyfried, 2nd by M. Schultz; all agreed.
4. Motion by W. Miller to set aside the normal agenda and concentrate directly on the purpose of this special meeting – the swimming pool repair, upgrade, and compliance issues, seconded by R. Seyfried, all agreed.

Swimming Pool Repair, Upgrade & Compliance Issues:

1. VGB Compliance – W. Miller reported as follows:

- Our “VGB” compliance plans have been corrected, completed, stamped by the professional engineer, and were submitted on 6/5/2009 with fee payment of \$200 to the Wisc. Dept of Commerce S&B dept.
- New pump is here and awaiting installation of new electrical wiring.
- We cannot begin actual installation of the compliant drain grate & side covers until the plans are approved.
- Installation of side covers should not require the partial draining & refilling of the pool as we previously thought, use of air-powered drills has been confirmed as common practice and allows underwater mounting of the side covers. (This will save both time and money).

2. Electrical & Plumbing Update

- **Unexpected problem with underground (UG) wiring**
 - Electrician began work by removing the old wiring on 6/9/2009 – and W. Miller noted wiring he was shown from the conduit (between pump-house and bathhouse) had missing insulation and corrosion.
 - The electrician then dug down around conduit as it came up near bathhouse (necessary to hook new conduit up inside pump-house) and found a major problem: old underground conduit was EMT (metal tube, not intended for underground use), conduit was already rusted through in several spots and was apparently only buried 5” to 6” below the ground surface (code requires 18” minimum, with 24” ideal). In addition, it appeared that the plumbing pipe, while plastic rather than the galvanized iron we had expected, was likewise only buried a few inches below the surface.
 - The electrician stated that pulling new wire through the old conduit would be impractical, he would have to run “underground” rated wire which is not intended to be placed in conduit and is also more expensive, and even then could not guarantee that the insulation would not be cut somewhere in the conduit (as the old wire apparently was), and that we could expect a failure within a few years.
- **New Trench, Conduit & Piping**
 - Electrician advised that we rent a trencher and dig a completely new trench (at proper depth) from the pump-house to the bathhouse, lay all new plastic conduit, (and at the same time we could run new plumbing pipe, and a separate underground conduit for the phone and other wiring).
 - To expedite the work W. Miller contacted digger's hotline on Wednesday morning to get the power and other lines marked, and we would be “clear” to dig the new trench as of 8:00 AM on Monday, June 15. If given the go-ahead, the electrician would be able to rent a trencher and dig the trench Monday evening.
 - Additional costs of renting the trencher and running new conduit would be around \$300 (plus an unknown minor amount for new plumbing pipe, probably less than \$100). Since the authorization for the electrical work made by the Board at the end of the May meeting was a “not to exceed \$1,500” W. Miller felt he needed to get approval from the Board for the additional expenditure.
- **Funding for additional electrical work:**
 - R. Seyfried made a motion “To raise the authorization for electrical work to a 'not to exceed \$2,000' amount.” -- to allow for some leeway should any other minor additional expenses present themselves in the electrical work. Motion was seconded by L. Schauer, all were agreed.

3. Pool Water Quality

- E. Graff reported that our pool service vendor had called him earlier on the morning of the meeting to state that the minimal “dormant” maintenance being done once-a-week to maintain water quality (while the infrastructure & VGB work was being done) was apparently not sufficient, and that with all of the recent rains the pH level has become critical and water is becoming cloudy, and he was notifying us that he felt it would be necessary to make more frequent visits. (Note that typically they perform 3 service calls a week when the pool is open for use).
- W. Miller noted that this is the exact type of scenario (rains leading to pH imbalance, leading to cloudy water, and if not caught in time, to algae bloom & massive WQ problems, etc.) that an automated monitor & control system would be able to accommodate and prevent without human intervention. He also noted that having gone over the records our vendor provided for the past few years that at least one, and sometimes several such “incidents” occur each year where the water quality deteriorated and our pool service vendor has had to “shock” the pool and make multiple extra visits (with accompanying charges) to get the water back in balance. In short we end up expending extra money on chemicals and work to “fix” a problem that could have been prevented by an automatic monitor and a (relatively) inexpensive pH auto-control-feeder system.

4. Pool Committee Meetings

- It was noted that the pool committee had not met since prior to the Annual Member Meeting. W. Miller stated that he felt the intention and best use of the Pool Committee was to deal with operating issues over the summer months when the pool is open – and that with the pool being currently closed and with this special board meeting coming so quickly there was little point in a separate committee meeting, and finally previous Pool Committee meetings had been designated by the full board or rescheduled from same.
- E. Graff stated that it should be noted in the minutes that the designated “pool manager” (currently W. Miller) should be chairman of the Pool Committee and have the authority to call meetings at any time.

5. Additional Special Board Meeting

- It was discussed that we need to get the pool open as quickly as possible – and that member complaints are likely to become significant once the current relatively “cool” weather ends and the hot, humid weather arrives. Motion was made by R. Seyfried, seconded by M. Schultz, and all were agreed that: “We are making every possible ‘good faith’ effort to be in compliance, and yet we have no definite idea when the state will ‘review’ much less ‘approve’ our VGB plans – whether it will be a matter of weeks or months – that the Board should meet again in two weeks [on Sat. June 27th] to review our status at that time, reconsider what our options are, and to determine a course of action towards opening the pool ASAP.”

Other Special Business

1. Brief Overview of Survey Results

- W. Miller presented a brief set of charts concerning the results of the recent 2009 Member Survey, focusing mainly on the fact that there is overwhelming support for a “nearly identical swimming pool” and rather overwhelmingly negative view of either an “Expanded Pool” or a “3-Season Pool.”
- H noted that he has realized he has already been taking this into account in his research on and advocacy of repairs and upgrades to our current pool, and longer term plans. This led directly to the issue and discussions concerning the planning committee.

2. Long Term Planning Committee

- It was moved, and all agreed that this (and an expanded review of the survey results) be a second item on the agenda for the June 27th “Special” Board Meeting.
- W. Miller noted that while we requested volunteers at the annual meeting, we got somewhat sidetracked and did not end up with a list of names, yet the original motion in March to create the committee required that it contain at least 3 general members in addition to Board Members. He stated his willingness to see the composition of the committee amended, but would still like to see it happen, and to contain people from outside the Board if possible, and that a wide set of skills, talents, and viewpoints would be beneficial.
- It was agreed that we would determine a course of action and an initial date for the committee to meet, and that towards the goal of getting general members involved, prior to the June 27th meeting each Board member should seek out one or more potential general members who would be both interested and able to serve on said committee (which albeit a short-term commitment, will still need to have multiple intense meetings over a short period of time this summer).

3. Delinquent Assessments

- Treasurer L. Schauer noted that we – again – have a small number of members who have still not paid their annual assessments, and that year after year these are the same members. She has not been charging interest because while she thinks we had established a previous policy and rate of somewhere around 6% APR, neither she nor the Secretary have been able to find a definitive policy.
- M. Schultz noted that standard practice at nearly all business for the past several decades has been to charge the maximum allowed by law, which is currently 1-1/2% per month (approximately the equivalent of 18% per year).
- Motion was made by L.Schauer. seconded by R Seyfried, and approved by unanimous assent to record in the meeting minutes that the Vice President, “Mary Schultz is approved as the 3rd authorized signature for the checks” (other authorized signatures are the President, E. Graff; and the Treasurer, L. Schauer).
- **NEW POLICY ESTABLISHED:** Rather than delay or worry about past policies, M. Schultz made a motion of a new clean policy (below) on delinquent assessment interest, seconded by R. Seyfried, and it was adopted by unanimous vote that:

“Mariner Hills Property Owners Association Board hereby suspends any and all prior policies for charging interest on delinquent assessments, and sets a new policy of charging interest at a rate of 1-1/2% per month or the maximum amount allowed by law, plus any and all filing and collection costs.”

4. **Motion to adjourn.** L. Schauer moved to adjourn; all agreed, The meeting closed at 12:28 PM.

Minutes submitted by Warren L Miller.

Signatures of acceptance of above attached minutes:

Eric Graff, President Date

Nate Bakko, Director Date

Mary Schultz, Vice President Date

Ansy Dietenberger, Director Date

Warren Miller, Secretary Date

Bob Seyfried, Director Date

Lenore Schauer, Treasurer Date