

# River Plantation Annual HOA Meeting Minutes 10/2/17

The River Plantation Board directors met at Becky Bos' residence to discuss several upcoming projects as well as our current pool contract/contractor. Meeting was held at 6:30 PM on 10/2/2017.

In attendance were Ben Spotts, Becky Bos, Wayne Wise, Kelley Graham and Janet Ash.

## Order of Business

- A) Fence change options discussed – Concurrent with our pool opening this year the county pool inspector insisted we make major changes to the pool fencing where it borders the Gazebo. The Inspector felt that anyone could use the gazebo hand rail to climb over the fence. The fence needed to be walled off with higher fencing or lattice/bars on the gazebo or some other safety change.

One of the fence companies, Allied, suggested moving the fence and gate away from the gazebo. That made a very compelling design change and was the least expensive.

Becky is determining if it meets the county inspector's approval.

- B) Current Pool Maintenance and pricing. The entire board discussed prices charged for chemicals as well as prices charged for additional repairs between the two companies.

We learned that the chemicals we were purchasing from Aquatic were quite expensive as compared to what we were used to. The expensive chemicals kept the cyanuric acid at a level low enough not to cause the need to dilute the pool water. With the modifications we made a few years ago to our water metering system we felt the dilution method may be the way to proceed in the future in order to avoid use of more expensive chemicals.

Kelley had an issue with the costs of a few of the repairs made or proposed by Aquatic. Becky had said the cost quoted for a pump would be \$1025.00 not the \$1381.36 Becky originally mentioned. Aquatic had said it would be the same price for the 2<sup>nd</sup> motor and Becky took the invoice amount instead of picking up just the motor.

An additional cost/benefit provided by the prior pool company, Advantage, was the cleaning and provisioning of paper goods for the bathrooms. While that was a good addition several board members felt that the bathrooms needed more thorough cleaning than was provided. We currently have a cleaning service three times a week at \$500 a month. Although that seems expensive several board members felt it was necessary in order to keep the pool bathrooms in proper working order.

- C) Kelley and Becky along with other board members discussed the possibility of returning to the previous pool maintenance company, Advantage, prior to the end of our contract. Wayne would review the current contract for the ability to rescind the contract early. Wayne has done so and opined that we do not have grounds to cancel our current contract early at this time.

We agreed that we would not use the more expensive chemicals in the future and rely on draining to control cyanuric acid.

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- D) We discussed re-plastering estimates that we have received for our pool this year. We have three bids currently that need to be updated and firmed up in order for us to make a decision. Currently we have the following bids but are unsure of warranties and possible additional costs:
- a) American \$19,600
  - b) Aquatic - \$15,430
  - c) Advantage - \$19,200
- E) Tennis courts are the other big ticket item of concern in our meeting. Janet does need to address some maintenance issues surrounding the courts as well as some surface issues. While Janet addresses the surface issues she will attempt to provide a solid estimate of what it will cost the HOA to completely overhaul the tennis court surface.
- F) Ben will locate and send the county letter of determination of the fence on Turner Hill out to other board members. Wayne backs up to Turner Hill and has stated that the fence is falling apart. Wayne is of the opinion that the HOA should do the maintenance.