

Cielito Lindo de Tubac

Board of Directors Special Meeting Meeting Minutes

Date: January 20th, 2020

Time: 5:45pm

Location: Community Pool House

1. Call to Order/Establish Quorum/Roll Call

Lois Zettlemoyer – President-Present

James Horn – Vice President-Absent

Cathy Marrero – Secretary/Treasurer-Present

Kevin Baker – Member at Large/DRC Chairperson-Present

Hilde McNeil – Member at Large-Present

Tammy Censky with Stellar Property Management and Shon Berg with Total Care Services were also in attendance.

2. New Business

A. Community Pool

- Review Equipment Cost Past Three Years-Management gathered the information to included invoices and emails related to pool equipment repairs and service. Information provided to all board members was reviewed and discussed.
- Salt Pool vs. Chlorine Pool-Discussion held concerning the pros and cons of a salt pool compared to that of a chlorine pool. Shon noted that salt pools are best for residential pools but not recommended for semi-public or public pools as it is much more difficult to manage the chemicals. When dealing with a semi-public pool there is more usage which requires more chlorine and this tends to defeat the purpose of a salt system. The service contract with Total Care Services is for twice per week visits and this does not seem to be enough.
- History of Salt Equipment- The salt system was added to the pool in 2016. It was noted that shortly after Total Care began pool maintenance services in 2019, Shon reported to management and the Board President at the time, that the salt cell was experiencing issues. It was requested that Shon do what was necessary to keep the pool functioning as it should to be in compliance with Santa Cruz County health requirements. Shon noted that he was able to replace parts needed for the salt cell and all was functioning properly. This was the last communication received regarding the salt equipment for the pool. Shon indicated that he believed he was told to disconnect the salt system at one time but is unsure by who. Buz removed the non-powered control box when informed that it was not functioning, and Justin removed the Salt Cell due to the continued water leakage on both sides of the cell. Totalcare technicians did not believe that we had and operating saltwater pool.
- Replacement Costs of Salt Equipment-Replacement of the salt equipment was estimated to be about \$2,000. Expected life of the equipment was noted at being 2 to 3 years. It was noted that the HOA would be doing pool renovations in 2020. Opinions will be obtained from at least three contractors as to the health of the current equipment and use of a salt system for the pool. Discussion held concerning an automatic system that would release chemicals needed to keep

the pool in balance. Shon also indicated he could show committee members interested in volunteering how to test the chemicals in the pool and spa in order to meet state requirements without having to purchase additional equipment to provide that service.

- Vote Regarding Replacement of Spa Heater
 - Replace Heat Exchanger-\$1050.32 and the entire heater in the amount of \$2329.82 was discussed. A motion was made, seconded and carried to authorize the replacement of the heat exchanger in the amount of \$1050.32. (Zettlemoyer/McNeil)

3. Adjournment-There being no further business, a motion was made, seconded and carried to adjourn the meeting. Meeting adjourned at 6:50pm.