

Cielito Lindo de Tubac

Special Board of Directors Meeting Agenda

Date: May 8th, 2020

Time: 11am

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Access Code: 680-174-133

1. Call to Order/Establish Quorum/Roll Call-Meeting called to order at 11am. Quorum established with 5 of 5 Directors present:

Lois Zettlemoyer – President-Present

James Horn – Vice President-Present

Cathy Marrero – Secretary-Present

Kevin Baker – Member at Large/DRC Chairperson-Present

Hilde McNeil – Treasurer-Present

Community members present by conference call included: Maggie Stephen, Jo Lynn Baker and Leo Francis. Association manager, Tammy Censky was also present.

2. New Business

A. Pool Issues

- Re-opening the pool in relation to Covid-19-Discussion held concerning re-opening of the pool and general advice received from HOA legal team. It was noted there would be special requirements to opening the pool in the wake of the Covid-19 Pandemic and those regulations are not yet clear. The Board is waiting to obtain information from Santa Cruz County Health and Safety concerning any regulations that may be put into place. A motion was made, seconded and carried to table further discussion on opening the pool until the next meeting at which time more information may be available. (Zettlemoyer/Marrero)
- Repair work for pool/community bldg.-Lois Zettlemoyer reviewed bids provided by Gerry Martinez and Raul Amezcua. Work to be accomplished was discussed. A motion was made, seconded and carried to accept the estimate from Raul Amezcua in the amount of \$750. Estimate attached as part of the minutes.
- Renovation work for pool and deck-Estimates for pool renovation work from three different contractors was reviewed and discussed. A motion was made, seconded and carried to accept the modified bid from E-konomy Pools. (Zettlemoyer/Horn) Estimate attached as part of the minutes.
- Salt pool set-up costs-Cost estimates received for replacement of the salt system were reviewed and discussed. Pros and Cons and expense of the salt system discussed. A motion was made, seconded and carried to not replace the salt system. (Zettlemoyer/Marrero)
- Hours of operation for pool-Discussion held concerning hours of operation for the pool. The pool does not currently have operating hours but does have quiet hours believed to be 9pm to 9am. It was noted that hours of operation may be needed because the automatic pool cleaner and spa cover cannot be in use during operation of the pool. Discussion held concerning procedures to open and close the pool, who would take out the hazel and put it back in, cover and uncover the

spa. Volunteers would be needed. A motion was made, seconded and carried to table discussion of operating hours until the next meeting. (Zettlemoyer/McNeil)

- Filling in area on West side of pool deck-Lois Zettlemoyer discussed the estimate received from Raul Azmecua to fill in the depression to the west of the pool deck with dirt and gravel. A motion was made, seconded and carried to accept the bid provided in the amount of \$700. Estimate attached as part of the minutes. (Zettlemoyer/Horn)
- Review budgeted items. Lois Zettlemoyer drafted a budget spreadsheet for pool renovations and maintenance work to be paid from reserves. It was noted that the reserve study provided for a \$17,000 expense for pool renovations in 2020. The spreadsheet breaks down the costs of current needs and long term needs in two sections. A motion was made, seconded and carried to accept the budget as presented. Current liabilities to be addressed without further need for board action. Items on the long term liabilities would come before the board for action should the need arise. (Zettlemoyer/Horn)
- Completed items-Completed pool maintenance items reviewed under budget items. No further discussion held on tis topic.

3. Adjournment and Next Meeting-There being no further business, a motion was made, seconded and carried to adjourn the meeting. (Zettelmoyer/McNeil) Next regular board meeting to be held on June 8th, 2020 at 5:30pm.