

**HUNTERS CREEK SWIM AND RACQUET CLUB, INC.
AGENDA FOR THE OCTOBER 9, 2019 MEETING**

DATE: October 9, 2019

TIME: 7:30 P.M.

LOCATION: Hunters Creek CLUBHOUSE

I CALL TO ORDER

II INTRODUCTION OF BOARD MEMBERS AND OFFICERS

III DISCUSSION OF AND VOTE ON BUDGET

If you are unable to attend the Annual Meeting, please be sure to deliver your proxy to a Board member, or return proxy via email to Jessica Schelling at hclubhouse2@gmail.com.

I, the undersigned, give my proxy to the Board of Directors of the Hunters Creek Swim and Racquet Club, to be used for any business that comes before the Board at the October 9, 2019 meeting and cast my ballot for the 2019 Pool Repairs budget as follows:

Y/N	ITEM	Description of Work	Estimated Cost
	Repair Pool Copings	Due to the failure of copings and tiles, provide new copings and waterline tile for safety, to remain code compliant, and protect pool shell. During work, permanent ADA compliant stairs into pool will be installed.	\$27,000
	Repair Pool Pump	Due to failing motor, including failed bearing in pool pump, provide new pump and filters.	\$21,000
	Repair Electrical Equipment	Due to failing electrical equipment in HCSRC Clubhouse, located in pool equipment room, provide new panels, transformer, disconnect, and motor starter for pool pump.	\$25,500*

*Value Engineering option is being studied with Dominion Energy to possibly upgrade their service that could reduce cost.

PROPOSED BUDGET: _____ APPROVE _____ DISAPPROVE _____

SIGNATURE: _____ 

Member # OR Name: _____ Email Address: _____

COMMENTS: _____

BACKGROUND

In early 2019, the HCSRC Board voted to replace the copings and tile around the pool to keep them code compliant and to prevent any damage that can occur to the pool shell and skimmers. The work for the copings was planned for this fall. In late summer, the HCSRC Board was faced with multiple challenges in keeping the pool operating. The Board had to respond to a major power failure in early August. Upon more investigation, the Board realized that the corrosion inside the electrical panel located in the pool pump room was causing the breakers to overheat. The pool pump room is a harsh environment and all equipment and materials are subjected to moist, hot air during the hottest times of the year. With the help of a master electrician the investigation showed that the panel, transformer, disconnect, and motor starter for the pool pump had corrosion beyond acceptable levels. Further, the equipment in the room was not rated for the harsh environment. Lastly, the Board engaged three pool companies to look at the pool pump as it is running hot and has grown increasingly louder over the past two seasons. The consensus has been that the bearing in the motor is worn out and that the motor needs to be replaced.

The Board has been working diligently since August to get a definitive Scope of Work and has in turn reached out and received competitive bids. The Board has compared the bids against to ensure we have the best value and the best approach.

Pool Copings Narrative:

The Scope of Work includes the removal of existing copings and tile and the furnishing and installation of new coping and tile. Additionally, a set of stairs would be installed at the far corner of the shallow end of the pool on the far side from the guard shack. The stairs would not impede the use of the closest swim lane. This work will help keep the integrity of the pool in check and further enhance the safety of our membership for water entry and exit. As for the copings and tiles, damaged areas are developing that cannot be caulked. Fairfax County Health Code requires the pool to have larger gaps caulked to prevent areas where microbes can grow. The copings are also losing their mortar beds underneath, which will allow water to flow freely under them and they continue to ‘pop’ when the weather gets below freezing. This is becoming more and more difficult each season. The advantage of doing stair work now will eliminate the need to demolish the new coping work later.

Pool Pump and Filter Work Narrative:

The Scope of Work includes removal and installation of a new pool pump and filtration system. The contractor will provide new supports for all plumbing with commercial-grade hangers and supports and color code and label new plumbing. The pool pump has a bad bearing and pump repair is no longer an option. In order to provide a more efficient system, new filters and media are being provided. Further, the motor starter for the pump is heavily corroded and will be replaced.

Electrical Work Narrative:

The Scope of Work includes removal and installation of a NEMA 4X panel in pump room, a NEMA 4X transformer and a NEMA 3R panel in lifeguard shack. 4X is corrosion and water resistant, 3R is water resistant. The Board is working firsthand with Dominion to try to get our service upgraded (for FREE) as that would save money (see Proxy note*) as this upgrade could allow us to remove our private transformer inside the pump room. Electrical work would occur through the winter.

In conclusion, the Board has a daunting task at hand and we write this to ensure you understand the level of effort required to keep our facility running efficiently and safely. These are expensive but necessary fixes to ensure uninterrupted service in the future. The assessment and budget-conscience maintenance decisions in the past have allowed us to save enough to pay for all of the work stated above **WITHOUT RAISING DUES OR ASKING FOR ANOTHER ASSESSMENT**. We value your opinions and feedback and appreciate your time reading this. As you vote, think about the age of the pool, the need to grow membership numbers by having a fully-functional and updated facility, and how many times over the past 20 years maintenance of items were deferred due to budget constraints.