

Dear Owners,

The North Pool has been under review for extensive repairs for many years. Over the past three years, Management has worked with reserve specialists (2013 and 2019), licensed pool contractors, the Salt Lake County Health Inspector, and our certified pool operators—who together bring more than a decade of experience—to collect professional analysis and bids. A comprehensive repair cost analysis has now been completed and shared with the Board of Directors.

The analysis focused on temporary measures to extend the life and usability of the North Pool, rather than a complete reconstruction. These repairs are aimed at addressing code compliance issues and minimizing the ongoing water and chemical loss caused by persistent leaks. The Salt Lake County Health Inspector has also identified safety concerns, particularly with the surrounding decking and tiling, which would require attention to meet health and safety codes and reduce liability to the Association.

Over the past decade, the North Pool has shown steady increases in water loss, resulting in higher chemical usage and utility costs—placing a growing financial burden on the community. Management has communicated from the beginning that the pool would eventually require significant investment and that planning for future pool-related costs would be critical.

Recently, a community survey was distributed to all owners to gather feedback on the future of the North Pool. The results showed that the majority of owners do not want association fees to be used for pool repairs, but would prefer to eliminate the pool. Opening the pool and spending funds on major repairs would go against the expressed will of the community.

This does not mean that the pool is being closed indefinitely. The Board and Management are continuing to explore all available options, including temporary or phased repairs, that may allow the pool to remain open in a cost-conscious way while still addressing safety and compliance.

Your Board of Directors will carefully weigh this owner input alongside professional recommendations, contractor bids, and the long-term financial planning needs of the Association. Any final decision will be communicated to all owners as soon as it is made.

Thank you for your ongoing engagement and for participating in the survey. Your feedback is essential to ensuring that decisions reflect the priorities of our community.

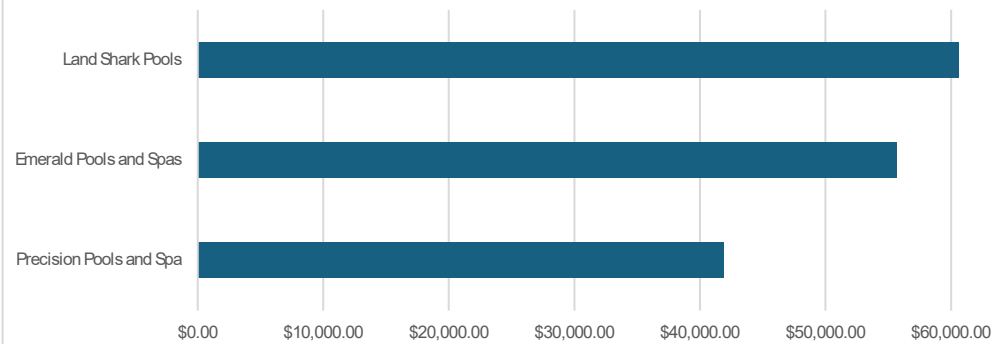
Aix La Chapelle Condominiums

NORTH POOL ANALYSIS SUMMARY

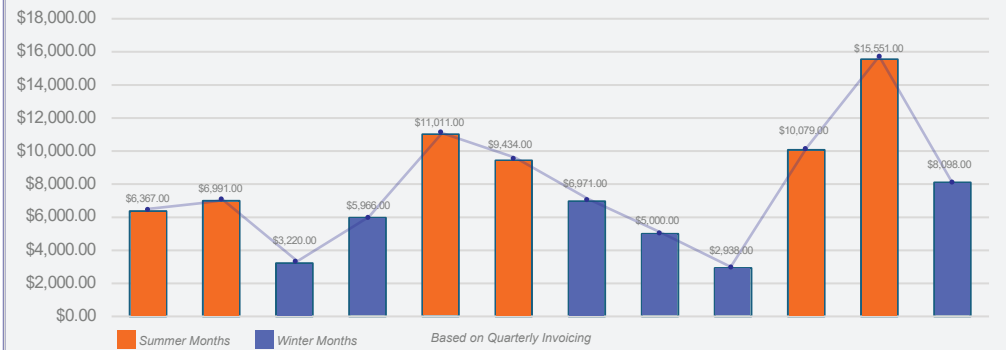
ASSOCIATION NAME:	AIX LA CHAPELLE CONDO.	COMPLETED BY:	MANAGEMENT
PROJECT TITLE:	NORTH POOL	DATE UPDATED:	5/6/25

Infograph

REPAIR COSTS



INCREASING WATER USAGE COSTS 2018-2024



RESERVE SPECIALIST ANALYSIS

DESCRIPTION	REMAINING USEFUL LIFE	COST
2013 North Pool Resurface	1 YEAR	\$11,000.00
2019 North Pool Resurface	0 YEAR	\$14,000.00

NORTH POOL LEAK REPAIR/RESURFACING PROJECT COSTS

DESCRIPTION	DATE OF PROPOSAL	COST
Precision Pools and Spa	4//27/23	\$41,900.00
Emerald Pools and Spas	4//19/24	\$55,663.00
Land Shark Pools	8//07/24	\$61,049.68

SUMMARY

Leak: The condition of the North Pool has been a subject of concern for over 12 years. In 2013, a reserve study was conducted, and the reserve specialist's analysis indicated that the resurfacing of the North Pool had an estimated remaining useful life of just one year (0 years in 2014).

Code Compliance: The Salt Lake County Health Inspector has identified several safety concerns related to the pool area, including the decking and tiling surrounding the pool. The submitted bids incorporate these components to ensure compliance, enhance safety, and reduce the risk to pool users.

Water Usage Overall: Current management has been actively working, and continues to work to reduce current and long-term water expenses by implementing water-wise landscaping practices throughout the community.

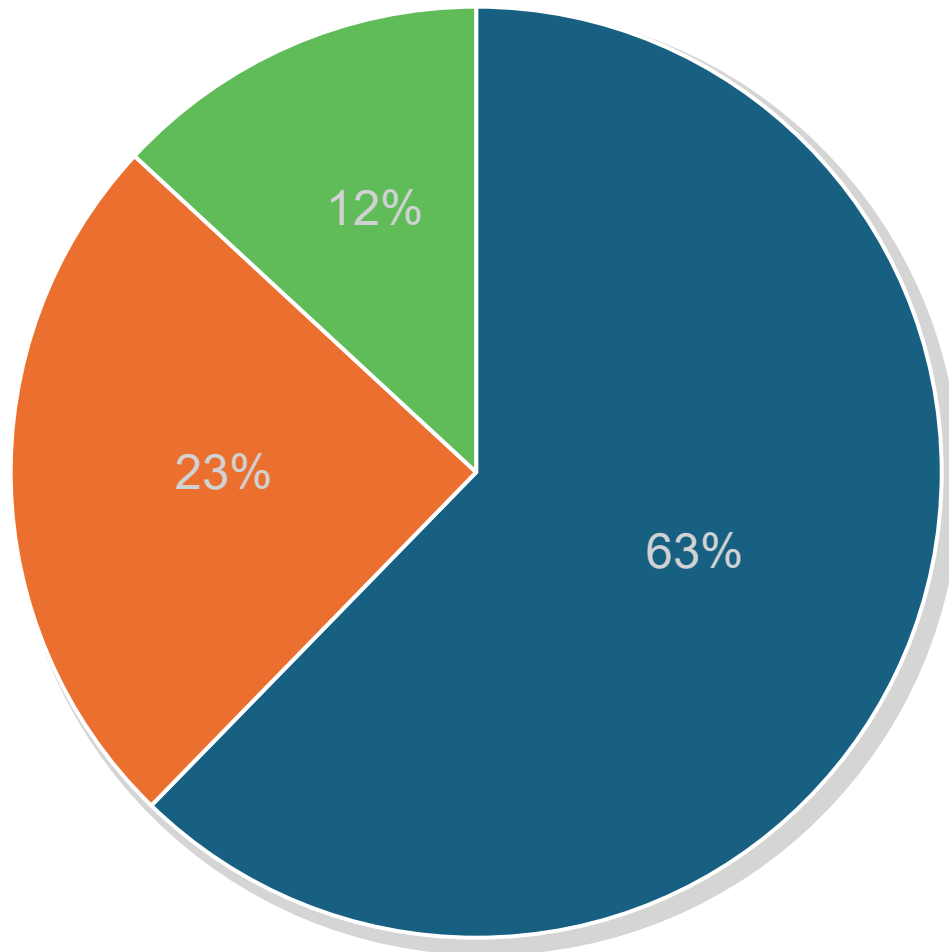
The North Pool has shown a steady increase in leak related water usage over the past decade affecting increase of chemicals.

Cost: This inefficiency is placing an increasing financial burden on the community, making it necessary to address the issue in a meaningful way.

2025 North Pool Area Usage Opinion Survey Results

Infograph

In this completed opinion survey, owner option selections, comments, and questions are important as the Board of Directors considers the future of the North Pool and how to utilize all the best principals of financial stewardship for the mutual benefit of the association.



- **Option 1:** Keep the North Pool open, using temporary measures if possible.
- **Option 2:** Close the North Pool until funds are obtained and repairs complete.
- **Option 3:** Close the North Pool. Repurpose the area (parkbenches, a fountain, etc.)

Collective Summary

- Provide the estimated costs for repairs/replacement.
- Close the pool temporarily, until we have the funds.
- The pool is one of the reasons I bought my condo here.
- I worry that this will lower my condo property value.
- Repurpose the area and create a new place to relax and enjoy.
- When will owners see the impact of increased costs?
- I have never used the pool.
- Can the area around the pool be used for lounging even if the pool is closed?
- No special assessment for the pool repair/replacement.
- No more financial burden on owners for the pool.
- Why didn't you use 'Survey Monkey' for this survey?
- If we put something in that area other than a pool, make it something that won't have ongoing expenses.
- I don't think opening the pool will increase costs.
- What is the comparison of estimated costs to replace the pool vs the property value sustained or lost.
- What is the warrantee on repairs and also how long will the new or replaced pool last?
- I was looking forward to using the pool.
- We were promised the pool would be fixed in 2023.

This helpful infograph reflects an inclusive summary of owner comments and questions included in their response.