

Pool Meeting Highlights

The power point presentation (converted to .pdf) has been posted on the Westcliffe website:
<http://www.neighborhoodlink.com/okc/westcliffehoa>

Pool Expenses

- In 2008, 39% of dues went to pool operations & maintenance.
- In 2009, 42% of dues will apply to pool operations and maintenance (estimated).

Proposal

Upon various requests from members of the community, we, the Board, propose removal of the lifeguards, converting to unmanned pool operations. We believe that we can save almost \$10,000 in 2009 and potentially more in 2010. To ensure the safety of our residents, there are upgrades to the pool which we must make:

- Replace current pool gate with heavy duty gate.
- Install security keypad with individual codes and time-stamping capability.
- Install motion detectors and floodlights.
- Install safety signs and an emergency telephone.
- *video surveillance if needed.

Insurance

State Farm Agent Rodney Chew attended the meeting. The following information was conveyed:

- There would be no change in the insurance premiums.
- From a liability standpoint, the pond and the playground pose a greater threat than the pool.
- In the event that an accident occurs at the pool, the HOA would not automatically assume liability for any damages. It would have to be deemed that we were negligent and that negligence contributed to/caused the accident.
- Oklahoma City data shows that more additions are converting to unmanned operations.

Pool Operations

- Pool operating hours would be adjusted and controlled by the Board via the security keypad.
- Pool cleaning, maintenance, and housekeeping would be outsourced. Based on current bids, we estimate this would cost on the order of \$2,500 – \$5,000 in 2009.

Safety Concerns

There would be no supervision at the pool, period. It would be upon the adults of the addition to take responsibility for their actions, and the actions of their children. During the meeting concerns arose, and discussions ensued, pertaining to a lot of “what if” scenarios. Though we cannot guard against someone having a heart attack while alone at the pool, how would this be different if the attack came while at home? Simply, there are responses to every “what if” situation that must be regarded with plausibility and the proposed safety controls. Each household will need to determine their comfort level.

Community Vote

As a Board, we are responsible for the operation of Westcliffe. This includes the pool. As a courtesy, we are allowing each household to cast a vote for, or against, an unmanned pool. There will be no delineation made between Class A, B, or C members as we do not seek to change the covenants or by-laws. A simple majority (51%) will determine pool operations for 2009.

*If the vote does pass and there are ensuing problems, as determined by the Board, pool operations will revert.

Questions

David Kretsche	209-1705	Jon Norris	488-4795	Kristi Estes	412-2078
Bryan Pearson	306-5404	Mike Morton	443-6261	Jessika Hill	816-3213