

≡ CHANCELLOR WEST HOMEOWNERS ASSOCIATION ≡

MINUTES OF THE MONTHLY BOARD OF DIRECTORS' MEETING – 21 AUGUST 2023

Board Members Present: Mike McGee, Jerry Karson, Allen Prickett, Gerald Childress and John Kalb.

An Executive Session was called to order at 6:30 PM in the pool pavilion. A summary follows:

- Pool repair proposals were discussed. One estimate is due out. Target Refurbishment start date is 1st quarter 2024.
- A pool maintenance contract was discussed. Allen will do an analysis of costs.
- Proposals for a new front pool entrance gate were discussed. One estimate is due out. Target start date is 1st quarter 2024.

The meeting transitioned into an Open Session at 7:15 PM. Howard Johnson joined the session. See attached slides.

- Allen Prickett presented the Treasurer's Report. Fed and State Taxes will be changed to reflect Payroll taxes. Pool Payroll and Maintenance were the largest expense categories.
- DBIZ modeling for classification of the dam is nearly complete. The HOA will notify the County of the forthcoming drainage culvert repairs. We will pursue development of the Emergency Action Plan.
- Pool closing actions were discussed. Refurbishment of the pool pump room will start this fall.
- A plan to refurbish the pool pump room was approved with completion in early 2024.
- The BOD thanked volunteers and Becky Walley for setting up the Ice Cream Social. About 10 adults and 25 kids participated.
- A call for volunteers for a Labor Day Potluck will be sent out. The Board will also see if there is interest in a Halloween costume party.
- The Board thanked the Grimstads, David Walley, and Mike Middleton for their help in cleaning and patching the southern tennis court and Colgan Norman and Mike Middleton for lining the court for pickleball.
- Several landscaping approaches for 2024 were discussed. The BOD agreed to try Labor Finders with Charles Fannin supervision as a test case.
- The front entrance irrigation system will be winterized in October. Leaf removal for the entrance will be accomplished in late November / early December. An estimate for tree trimming at the entrance will be obtained.
- The BOD will look into a paid handyman for repairs in 2024.
- Allen Prickett discussed proposed budget rebalancing changes. He will re-look the Operating side in light of the previous discussion.
- The BOD began a detailed discussion of data for the annual Reserve Component Study update. Members will continue to refine their data sheets with completion by the next meeting.

Member questions and comments ... none.

The Open Meeting was adjourned at 9:00 PM.

The next monthly Open Board meeting is scheduled for 7:00 PM on Tuesday 26 September at the pool pavilion.

John Kalb
President, CW HOA

≡ CHANCELLOR WEST ≡ HOMEOWNERS ASSOCIATION

Board of Directors' Meeting

21 August 2023

Agenda

- **Recap of Executive Session**
- **Treasurer's Report**
- **Miscellaneous Updates & New Items**
- **Proposed Budget Changes**
- **Reserve Component Update Discussion**
- **Member Comments and Questions**

Treasurer's report

- **No outstanding assessments. Last payment received 8/10/2023 for \$234.00.**
- **No additional income for July.**

Monthly Transaction (Register) - Last month

7/1/2023 through 7/31/2023

Date	Account	Num	Description	Memo	Category	Clr	Amount
BALANCE 6/30/2023							43,427.10
7/3/2023	BUSINESS C...	3175	Jim's Lawn & Landscape	Lawn Maintenance 6/8/2023 Invoice #4497	6190 Lawn Maint, Landscaping	R	-275.00
7/3/2023	BUSINESS C...	EFT	BUSINESS TO BUSINESS ACH V...	BUSINESS TO BUSINESS ACH VA. EMPLOY COMM UITAX P...	6160 Payroll Taxes	R	-5.48
7/4/2023	BUSINESS C...	3176	Aaron Malcolm	Pay period 6/12/23 - 6/25/23	6140 Payroll	R	-20.79
7/4/2023	BUSINESS C...	3177	Luke A Wellerman	Pay Period: 06/12/2023 - 06/25/2023	6140 Payroll	R	-369.40
7/4/2023	BUSINESS C...	3178	Amber L Raines	Pay Period: 06/12/2023 - 06/25/2023	6140 Payroll	R	-166.23
7/4/2023	BUSINESS C...	3179	Luke G Webb	Pay Period: 06/12/2023 - 06/25/2023	6140 Payroll	R	-332.46
7/4/2023	BUSINESS C...	3180	Brandie KR Blevins	Pay Period: 06/12/2023 - 06/25/2023	6140 Payroll	R	-332.46
7/6/2023	BUSINESS C...	3181	Rebecca Walley	Fourth of July Reimbursements	6290 HOA Events (Social)	R	-192.87
7/6/2023	BUSINESS C...	3182	Turner's Pool and Spa, Inc.	Sales Receipt #62950	6200 Pool Maintenance	R	-112.46
7/9/2023	BUSINESS C...	EFT	Quicken Checks	Check Order	6150 Office, Petty Cash Expenses	R	-131.57
7/9/2023	BUSINESS C...	TXFR	Online Transfer To Chancellor We...	WEST HOMEOWNERS ASSOCIATION, BUSINESS CHECKIN...	[BUSINESS MARKET RATE SAVINGS XX55...	R	25,737.73
7/12/2023	BUSINESS C...	3183	Voided	Voided	Voided Check	R	0.00
7/12/2023	BUSINESS C...	3184	Luke G Webb	Pay Period: 06/25/2023 - 07/08/2023	6140 Payroll	R	-812.68
7/12/2023	BUSINESS C...	3185	Brandie KR Blevins	Pay Period: 06/25/2023 - 07/08/2023	6140 Payroll	R	-387.87
7/12/2023	BUSINESS C...	3186	Levi J Raines	Pay Period: 06/25/2023 - 07/08/2023	6140 Payroll	R	-90.04
7/12/2023	BUSINESS C...	3187	Amber L Raines	Pay Period: 06/25/2023 - 07/08/2023	6140 Payroll	R	-367.09
7/12/2023	BUSINESS C...	3200	Turner's Pool and Spa, Inc.	Sales Receipt #63022	6200 Pool Maintenance	R	-15.74
7/20/2023	BUSINESS C...	3201	Dominion Energy	Utilities	6240 Utilities	R	-92.48
7/20/2023	BUSINESS C...	3202	Dominion Energy	Utilities	6240 Utilities	R	-31.52
7/20/2023	BUSINESS C...	3203	Dominion Energy	Utilities	6240 Utilities	R	-636.41
7/26/2023	BUSINESS C...	3210	Luke A Wellerman	Pay Period: 07/09/2023 - 07/22/2023	6140 Payroll	R	-83.12
7/26/2023	BUSINESS C...	3211	Amber L Raines	Pay Period: 07/09/2023 - 07/22/2023	6140 Payroll	R	-360.17
7/26/2023	BUSINESS C...	3212	Luke G Webb	Pay Period: 07/09/2023 - 07/22/2023	6140 Payroll	R	-600.28
7/26/2023	BUSINESS C...	3213	Levi J Raines	Pay Period: 07/09/2023 - 07/22/2023	6140 Payroll	R	-166.23
7/26/2023	BUSINESS C...	3214	Brandie KR Blevins	Pay Period: 07/09/2023 - 07/22/2023	6140 Payroll	R	-290.90
7/26/2023	BUSINESS C...	EFT	Internal Revenue Service	BUSINESS TO BUSINESS ACH 23 225360664027832 CHAN...	Tax:Fed	R	-644.54
7/26/2023	BUSINESS C...	EFT	Internal Revenue Service	BUSINESS TO BUSINESS ACH 23 225360661054461 CHAN...	Tax:Fed	R	-25.29
7/28/2023	BUSINESS C...	3209	S John Kalb	Reimbursement	--Split--	R	-1,185.06
7/1/2023 - 7/31/2023							18,009.59
BALANCE 7/31/2023							61,436.69
TOTAL INFLOWS							25,737.73
TOTAL OUTFLOWS							-7,728.14
NET TOTAL							18,009.59

Annual Operating Budget - Current Year

1/1/2023 through 12/31/2023 Using 2023 Budget

Category	Actual	2023 Budget	Difference
EXPENSES	29,621.25	50,180.63	20,559.38
6060 Dues & Subscriptions	169.88	219.96	50.08
6100 Insurance	2,960.00	3,500.04	540.04
6130 Repairs & Maintenance	492.73	1,740.00	1,247.27
6140 Payroll	8,712.05	13,000.00	4,287.95
6150 Office, Petty Cash Expenses	184.74	996.00	811.26
6160 Payroll Taxes	5.48	999.96	994.48
6170 Professional Fees - Accounting	1,750.00	3,000.00	1,250.00
6170 Professional Fees - Legal	300.00	3,492.00	3,192.00
6170 Professional Fees - Res Comp Study	0.00	996.00	996.00
6190 Lawn Maint, Landscaping	8,311.57	8,000.00	-311.57
6200 Pool Maintenance	4,591.35	8,700.00	4,108.65
6210 Federal & State Taxes	0.00	836.63	836.63
6220 Travel (Veh Gas)	0.00	0.00	0.00
6230 Telephone	0.00	0.00	0.00
6240 Utilities	1,657.76	3,000.00	1,342.24
6290 HOA Events (Social)	485.69	1,700.04	1,214.35
6310 Bad Debt	0.00	0.00	0.00
Net Difference:	-29,621.25	-50,180.63	20,559.38

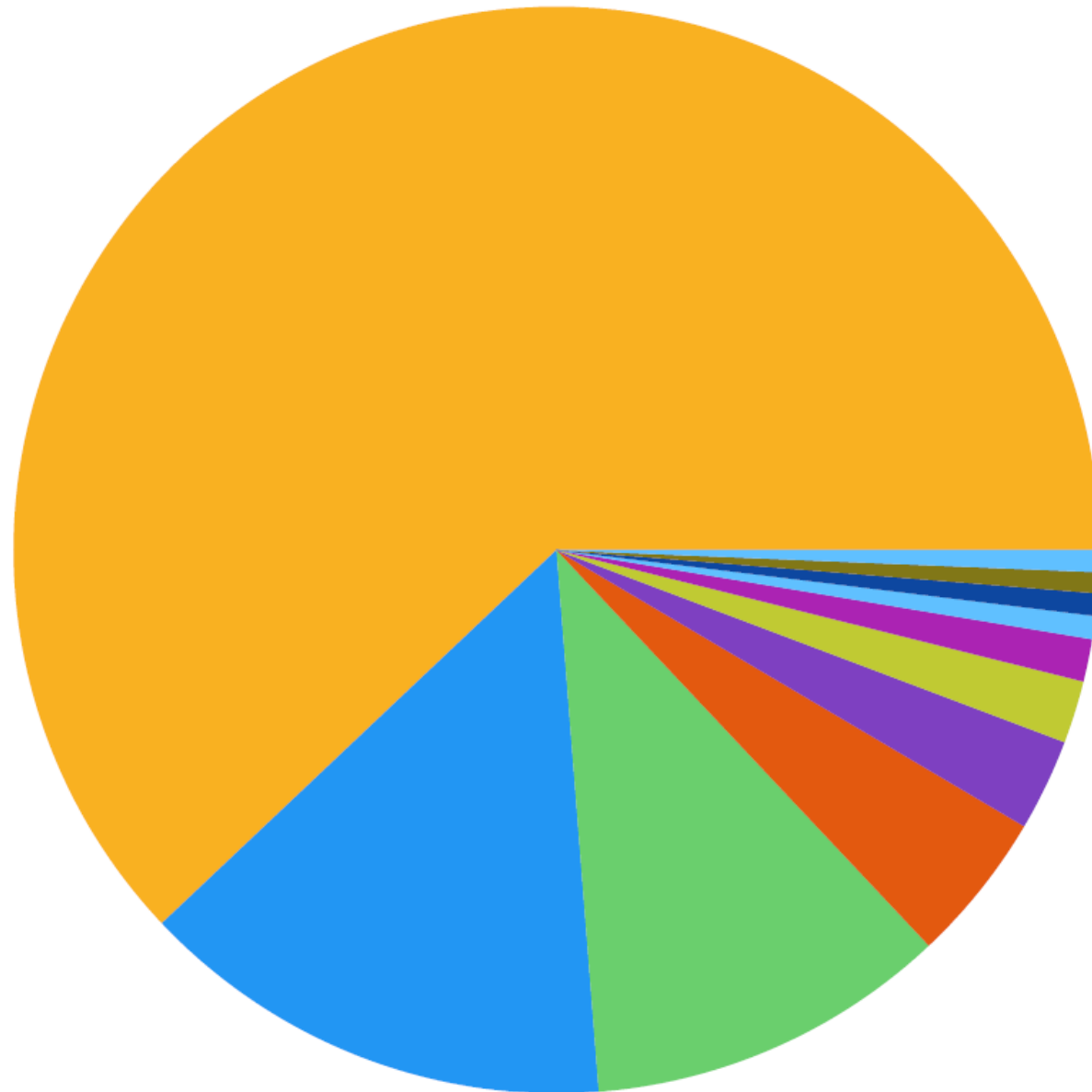
Annual Reserve Budget - Current Year

1/1/2023 through 12/31/2023 Using 2023 Budget

Category	Actual	2023 Budget	Difference
EXPENSES	26,011.13	49,125.00	23,113.87
7010 Tot Lot	0.00	0.00	0.00
7029 Tennis Courts, Fencing, Lighting	0.00	2,000.04	2,000.04
7030 Buildings	43.98	0.00	-43.98
7040 Main & Baby Pool	10,551.42	10,599.96	48.54
7050 Pump Room Equipment	89.25	725.04	635.79
7060 Pool Furniture	1,282.83	999.96	-282.87
7070 Fencing, Pool & Lot Vinyl, Chain Li	2,929.85	3,000.00	70.15
7075 Fencing, Parking Lot	0.00	0.00	0.00
7080 Asphalt Parking Lot	0.00	0.00	0.00
7090 Concrete Walks, Slabs, & Pool Deck	0.00	0.00	0.00
7095 Entrance Walls, Fence, Lighting	0.00	0.00	0.00
7096 Irrigation System	525.00	1,400.04	875.04
7097 Lake & Dam	10,588.80	30,399.96	19,811.16
Net Difference:	-26,011.13	-49,125.00	23,113.87

Spending by Category-Last Month Graph - Last month

7/1/2023 through 7/31/2023



6140 Payroll	\$4,379.72	62.05%
6200 Pool Maintenance	\$1,001.78	14.19%
6240 Utilities	\$760.41	10.77%
6190 Lawn Maint, Landscaping	\$317.04	4.49%
6290 HOA Events (Social)	\$192.87	2.73%
6150 Office, Petty Cash Expenses	\$131.57	1.86%
7050 Pump Room Equipment	\$89.25	1.26%
6130 Repairs & Maintenance	\$48.64	0.69%
7070 Fencing, Pool & Lot Vinyl, C...	\$46.85	0.66%
7030 Buildings	\$43.98	0.62%
Other	\$46.20	0.65%
Total	\$7,058.31	

CHANCELLOR WEST HOMEOWNERS ASSOC INC
PO BOX 783
LOCUST GROVE VA 22508-0783

July Statement

Questions?

Available by phone Mon-Sat 7:00am-11:00pm Eastern Time, Sun 9:00am-10:00pm Eastern Time:

We accept all relay calls, including 711

1-800-CALL-WELLS (1-800-225-5935)

En español: 1-877-337-7454

Online: wellsfargo.com/biz

Write: Wells Fargo Bank, N.A. (377)
P.O. Box 6995
Portland, OR 97228-6995

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Online Statements	<input checked="" type="checkbox"/>
Business Bill Pay	<input checked="" type="checkbox"/>
Business Spending Report	<input checked="" type="checkbox"/>
Overdraft Protection	<input checked="" type="checkbox"/>

Summary of accounts

Checking and Savings

Account	Page	Account number	Ending balance last statement	Ending balance this statement
Initiate Business Checking SM	2	6709262973	50,323.01	61,721.14
Business Market Rate Savings	4	1585285537	129,643.16	103,919.62
Total deposit accounts			\$179,966.17	\$165,640.76

Miscellaneous Updates and New Items

- **Dam**
 - DCR application to remove lakeside culverts returned for more information; Underhill Engineering to provide more info; Need county POC approval letter
 - No need for a traffic study in the inundation area; need traffic study of LJC as it crosses the dam
- **Pool**
 - 100% SAYOR during weekdays; closes on 4 Sept
 - Pool cleanup on Sunday 10 Sept; Pump room renovation to begin
- **Social**
 - ICE Cream Sundae social: ~ 10 Adults & 25 kids
 - 4 Sept Labor Day Potluck: call for volunteers
 - Halloween costume party?
- **Tennis Courts**
 - Crack filling 95% complete; will apply 2nd coat to wide-crack areas
 - Two pickleball court lines painted; 1st court is open; second court opens Thursday 24 Aug
 - Pickleball class?
- **Landscaping, Irrigation**
 - **General**
 - Using monitors did not work; need to break out funding from mowing
 - Would like to try Labor Finders ... \$28.50 hr each person; not a payroll expense
 - Must plan for fall leaf removal ... entrance and pool areas
 - Winterize irrigation system
 - Tree trimming ... Would like to “elevate” about 20 trees at the front entrance
- **Need a handyman for general repairs**

Pump Room Refurb Plan

- **Re-walked pump room electrical with Steve Layman, Absolute Electric**
- **Thursday 7 Sept: pool winterization by Turner's Scheduled**
- **Friday 8 Sept**
 - **Water system winterization by Best Water**
 - **Water filter system / tanks removed and stored in bathroom**
- **Sept: Plumber removes spa piping , filter, and pump(s); we save what could be useful**
- **Oct - Dec**
 - **Remove electrical (to get at all walls and locate wiring)**
 - **DIY / or contractor demos walls up to 48", more where needed**
 - **Waterproof lower part of walls with DUROC and sheathing**
- **Jan 2024: Complete electrical**

Proposed Budget Changes

Proposed Operation Budget Changes

Category	Actual Spent	Actual Remaining	Current Budget	Proposed Budget	Delta
6060 Dues & Subscriptions	\$ 170.00	\$ 50.00	\$ 220.00	\$ 170.00	\$ (50.00)
6100 Insurance	\$ 2,960.00	\$ 540.00	\$ 3,500.00	\$ 2,960.00	\$ (540.00)
6130 Repairs & Maintenance	\$ 493.00	\$ 1,247.00	\$ 1,740.00	\$ 1,740.00	\$ -
6140 Payroll	\$ 8,712.00	\$ 4,288.00	\$ 13,000.00	\$ 12,000.00	\$ (1,000.00)
6150 Office, Petty Cash Expenses	\$ 185.00	\$ 811.00	\$ 996.00	\$ 996.00	\$ -
6160 Payroll Taxes	\$ 675.00	\$ 325.00	\$ 1,000.00	\$ 1,000.00	\$ -
6170 Professional Fees - Accounting	\$ 1,750.00	\$ 1,250.00	\$ 3,000.00	\$ 3,000.00	\$ -
6170 Professional Fees - Legal	\$ 300.00	\$ 3,192.00	\$ 3,492.00	\$ 1,500.00	\$ (1,992.00)
6170 Professional Fees - Res Comp Study	\$ -	\$ 996.00	\$ 996.00	\$ -	\$ (996.00)
6190 Lawn Maint, Landscaping	\$ 8,312.00	\$ (312.00)	\$ 8,000.00	\$ 9,000.00	\$ 1,000.00
6200 Pool Maintenance	\$ 4,591.00	\$ 4,109.00	\$ 8,700.00	\$ 8,700.00	\$ -
6210 Federal & State Taxes	\$ -	\$ 837.00	\$ 837.00	\$ 837.00	\$ -
6220 Travel (Veh Gas)	\$ -	\$ -	\$ -	\$ -	\$ -
6230 Telephone	\$ -	\$ -	\$ -	\$ -	\$ -
6240 Utilities	\$ 1,658.00	\$ 1,342.00	\$ 3,000.00	\$ 2,900.00	\$ (100.00)
6290 HOA Events (Social)	\$ 560.00	\$ 1,140.00	\$ 1,700.00	\$ 1,700.00	\$ -
6310 Bad Debt	\$ -	\$ -	\$ -	\$ -	\$ -
Total:	\$ 30,366.00	\$ 19,815.00	\$ 50,181.00	\$ 46,503.00	\$ 3,678.00

Proposed Reserve Budget Changes

Category	Actual Spent	Actual Remaining	Current Budget	Proposed Budget	Delta
7010 Tot Lot	\$ -	\$ -	\$ -	\$ -	\$ -
7029 Tennis Courts, Fencing, Lighting	\$ 189.71	\$ 1,810.29	\$ 2,000.00	\$ 2,000.00	\$ -
7030 Buildings	\$ 43.98	\$ (43.98)	\$ -	\$ 45.00	\$ 45.00
7040 Main & Baby Pool	\$ 10,551.42	\$ 448.58	\$ 11,000.00	\$ 11,000.00	\$ -
7050 Pump Room Equipment	\$ 89.25	\$ 635.75	\$ 725.00	\$ 180.00	\$ (545.00)
7060 Pool Furniture	\$ 1,282.83	\$ (282.83)	\$ 1,000.00	\$ 1,500.00	\$ 500.00
7070 Fencing, Pool & Lot Vinyl, Chain Li	\$ 2,929.85	\$ 70.15	\$ 3,000.00	\$ 3,000.00	\$ -
7075 Fencing, Parking Lot	\$ -	\$ -	\$ -	\$ -	\$ -
7080 Asphalt Parking Lot	\$ -	\$ -	\$ -	\$ -	\$ -
7090 Concrete Walks, Slabs, & Pool Deck	\$ -	\$ -	\$ -	\$ -	\$ -
7095 Entrance Walls, Fence, Lighting	\$ -	\$ -	\$ -	\$ -	\$ -
7096 Irrigation System	\$ 525.00	\$ 875.00	\$ 1,400.00	\$ 1,400.00	\$ -
7097 Lake & Dam	\$ 14,138.80	\$ 25,861.20	\$ 40,000.00	\$ 40,000.00	\$ -
Total:	\$ 29,750.84	\$ 29,374.16	\$ 59,125.00	\$ 59,125.00	\$ -

Reserve Component Update Discussion

Reserve Component Study Update Plan

TOT LOT	Gerald
Playground, Poly Playscape	
Playground, Wood Playscape	
Playground, Mulch	
Playground, Bench	
Playground, Picnic Table	
TENNIS COURTS, FENCES & LIGHTS	Jerry
Tennis Courts, Repurpose/Refurbish	
Tennis Court, Light Fixtures (12)	
Tennis Court, Light Poles	
Tennis Court, Chain Link Fence	
PAVILION & POOL STORAGE BUILDING	Gerald
Basic Structure	
Asphalt Roof	
Vinyl Siding & Shutters	
Pavilion Fans	
Lighting	
Cement Floor	
POOL ENTRANCE BUILDING	Jerry
Basic Structure	
Asphalt Roof	
Vinyl Siding	
Bathrooms	
Closet	
Cement Floor & Sidewalks	
Pump Room, Walls	

PUMP ROOM MECHANICAL & WATER	Mike
Pool Filters, (2) Main, (1) Baby	
Pumps, Main & Baby Pools	
PVC Piping & Valves	
Well Pump & Pressure Tank	
Water Softener and Filter System	
Septic System	
POOL AREA	John
Main Pool	
Baby Pool	
Pool Covers	
Concrete Pool Deck	
Pool Inner Fence, 4' Vinyl	
Outer 12' Chain Link Fence with Gates	
POOL FURNITURE	Jerry
Pool Tables, Chairs, Lounges, Umbrellas	
Pavilion Picnic Tables (9)	
ROADWAYS	Mike
Asphalt Parking Area	
Signage	

ENTRANCE	Allen
Monuments, Brick Walls	
Vinyl Fence	
Light Fixtures, Landscape & Carriage	
Irrigation System	
Well Pump & Pressure Tank	
Gatehouse Structure (Door, Windows, Siding)	
Asphalt Roof	
LAKE & DAM	John
Dam Maintenance & Repairs (Culverts, Headwall, Spillway, Riser)	
Dam Engineering Analysis	
Dam Inspections & Permits	

Spreadsheet Builds: Allen

Entrance

Component	Qty	Gen Cond	Useful Life	Remaining Life	Replacement Cost	Restoration Cost	Repair / Maint Allowance	Allowance Frequency
Monuments, Brick Walls	2	3	4	3	?			
Vinyl Fence	2	3	4	4	?			
Light Fixtures, Landscape & Carriage	4	3	2	2				
Irrigation System	2 Sections	3	1	5	\$1500			
Well Pump & Pressure Tank	1	5	14	11	\$2000			
Gatehouse Structure (Door, Windows, Siding)	1-Door 3-Windows	1 1	50	2				
Asphalt Roof	1	5	30	5	\$7 per sf			

- **General Condition: 1= poor, 3 = Serviceable, 5 = Good/Very Good**
- **Useful / Remaining Life: Years or Indef; References:**
- **Cost References:**
- **Allowance References / Rationale:**

Need more time to do in depth research of repair, replacement costs.

Door Rot



Facia Rot



Monument Separation



Damaged Electrical Conduit



Damaged Fencing (Installer has gone out of business)



Tot Lot

Component	Qty	Gen Cond	Useful Life	Remaining Life	Replacement Cost	Restoration Cost	Repair / Maint Allowance	Allowance Frequency
Playground, Poly Playscape	1	3	2	Indef	\$1,500		200	Annual
Playground, Wood Playscape	1	1	1	1	\$3,000			
Playground, Mulch	1	1	3	0	\$400			
Playground, Bench	1	3	25	Indef	\$800			
Playground, Picnic Table	1	3	10	9	\$300			

- **General Condition: 1= poor, 3 = Serviceable, 5 = Good/Very Good**
- **Useful / Remaining Life: Years or Indef; References:**
- **Wood Play set: Several broken attachments, several boards with visual rot, balance beam is broken, fire pole is missing screws, need to replace 2: 4x6 posts and 2: 8' 6x6 posts.**
- **Power wash poly play set, Mulch needs to be replaced and edged, Repaint turtle**
- **Bench and picnic table are in good shape.**
- **Cost References:**
- **Allowance References / Rationale:**

Pavilion & Pool Storage Building

Component	Qty	Gen Cond	Useful Life	Remaining Life	Replacement Cost	Restoration Cost	Repair / Maint Allowance	Allowance Frequency
Basic Structure	1	3	30	15				
Asphalt Roof	1	1	30	3-5	\$7,000			
Vinyl Siding & Shutters	3	3	50	7	\$3,600 for siding only			
Pavilion Fans	3	4	30	5	\$188			
Lighting		4	10	3	\$150			
Cement Floor	1	3	40	20	\$45,000			

- **General Condition: 1= poor, 3 = Serviceable, 5 = Good/Very Good**
- **Useful / Remaining Life: Years or Indef; References:**

The basic structure is solid, no roof leaks. The roof has 3 to 5 years life expectancy. I had Roofworks come out for an inspection of the roof and siding.

There is a broken set of railings in the structure and a couple of broken spindles. Easily fixed by replacing the 2x4 at the bottom of the railing system.

Electrical lighting is in good shape. Fans were replaced and in good shape.

Rust on 1 picnic table. 1 picnic table has a broken support, needs to be replace.

Rotting 1x4 on left side of storage building. One piece of siding has been damaged by what appears to be weedeater.

Storage building is solid, no roof leaks.

- **Cost References:**
- **Allowance References / Rationale:**

Lake and Dam

Component	Item	Gen Cond	Useful Life	Remaining Life	Replacement Cost	Restoration Cost	Repair / Maint Allowance	Allowance Frequency
Dam Maintenance & Repairs	Kubu Culvert	3	Indef	2	\$9,000		\$1,000	Every 5 yr
	Wise Culvert	3	Indef	5	\$9,000		\$1,000	Every 6 yr
	Duvall Culvert	1	Indef	0	\$7,000		\$1,000	Every 6 Yr
	Howard Culvert	1	Indef	0			\$1,000	
	Headwall	3	Indef	-	-	\$500		Every 15 Yr
	Plunge Pool	3	Indef	-		\$1,000	\$1,000	Every 10 yr
	Riser	5	75	73	\$149,900		?	?
	Shoreline	3	Indef	-			\$5,000	Every 10 yr
	Tree line	3	Indef	-	\$3,000		\$500	Every 1 yr
	Dam Engineering	As Required	-	-	-	-	-	2024 \$3,000; then delete
Dam Inspections & Permits	Move to Operating Budget							

- **General Condition: 1= poor, 3 = Serviceable, 5 = Good/Very Good**
- **Useful / Remaining Life: Years or Indef; References: Various engineering manuals**
- **Cost References: Proposal bids**
- **Allowance References / Rationale:**

Pool Area

Component	Qty	Gen Cond	Useful Life	Remaining Life	Replacement Cost	Restoration Cost	Repair / Maint Allowance	Allowance Frequency
Main Pool	92K gal, 1,539 SF	3	-	Indef	-	See Below	Coping Caulking	5 yr
Baby Pool	1,200 gal, 254 SF	1	-	Indef	-	See Below	Coping Caulking	5 yr
Pool Covers	1 Main 1 Baby	5 3	15	15 8	10,550 2,600	-	-	-
Concrete Pool Deck	7,190 SF	5	40	31	39,000	-	1,000 Crack Repair 500 Sealing	10 yr 5 yr
Pool Inner Fence, 4' Vinyl	?	3	-	Indef	-	-	500 Spray wash 100 Repair	Every other yr Yearly
Outer 10' Chain Link Fence	400 ft	3	50	30		7,000 New Entrance Gate	Paint? 500	Yearly

- **General Condition: 1= poor, 3 = Serviceable, 5 = Good/Very Good**
- **Useful / Remaining Life: Years or Indef; References**
 - From actual Raynor pool cover life
 - Pool deck: 30-50 years, when cared for
- **Cost References:**
 - 2023 pool cover prices from Raynor
 - Concrete sealer: Amazon; Power wash 2023 estimate
 - New gate estimates
- **Allowance References / Rationale:**
 - Masonry repair costs
 - Historical fence repair costs

See Pool Resurfacing / Lining Proposal Exec Session Discussion

Tennis Courts, Fences, & Lights

ComponentBD	Qty	Gen Cond	Useful Life	Remaining Life	Replacement Cost	Restoration Cost	Repair / Maint Allowance	Allowance Frequency
Tennis Courts	2	3	25				\$250	Yearly
Tennis Court, Light Fixtures	12	3	Replace every 6 Yr				TBD	
Tennis Court, Light Poles	12	3	Indef				\$2900	12
Tennis Court, Chain Link Fence		3						

- **General Condition: 1= poor, 3 = Serviceable, 5 = Good/Very Good**
- **Useful / Remaining Life: Years or Indef; References:**

Should we replace court HID lights with LED?

- **Cost References:**

- **Allowance References / Rationale:**

Pump Room Mechanical & Water

Component	Qty	Gen Cond	Useful Life	Remaining Life	Replacement Cost	Restoration Cost	Repair / Maint Allowance	Allowance Frequency
Pool Filters, (2) Main, (1) Baby	3 Total	5	15	12	Indef	Sand \$1200		Every 10 Yr
Pumps, Main & Baby Pools	2	3	15	3	\$5,500			Back up Baby on Hand
PVC Piping & Valves	Multi	3	Indef	-	-	-	\$250	Yearly
Well Pump	1		25	10	Pump: \$1500	-	-	-
Pressure Tank	1	5	15	8	Tank: \$250	-	-	-
Water Softener and Filter System	1	5	40	Indef	-	-	\$725	Every 2 Yr
Septic System	1	3	40	Indef	-	-	\$500	Clean every 5 yr

- **General Condition: 1= poor, 3 = Serviceable, 5 = Good/Very Good**
- **Useful / Remaining Life: Years or Indef; References**
- **Cost References: Amazon**
- **Allowance References / Rationale: Pump septic every 5 yr**

Pool Furniture

Component	Qty	Gen Cond	Useful Life	Remaining Life	Replacement Cost	Restoration Cost	Repair / Maint Allowance	Allowance Frequency
Tables, Chairs, Lounges, Umbrellas	Lounges: Tables: Chairs Umbrella Covers: Umbrella Poles:	3	-	-	-	-	\$2,000	Yearly
Pavilion Picnic Tables	9	3	-	-	\$285		\$100	Yearly

- **General Condition: 1= poor, 3 = Serviceable, 5 = Good/Very Good**
- **Useful / Remaining Life: Years or Indef; References: Useful Life Table**

- **Cost References: Amazon**

- **Allowance References / Rationale:**

Roadways

Component	Qty / Sq Ft	Gen Cond	Useful Life	Remaining Life	Replacement Cost	Restoration Cost	Repair / Maint Allowance	Allowance Frequency
Asphalt Parking Area	~12,000 SF	1	25	4	\$54,200	~\$5,000	TBD	TBD
Signage	-	Delete						

- **General Condition: 1= poor, 3 = Serviceable, 5 = Good/Very Good**
- **Useful / Remaining Life: Years or Indef; References: Expected Useful Life Table**
- **Cost References: Contractor Estimates**
- **Allowance References / Rationale: Contractor Estimates**

Member Comments and Questions

Next Board Meeting: Tuesday 26 September

Pool Pavilion

6:30 pm Executive Session (Closed): ACC Actions, Contracts, Purchases

7:00 pm Regular (Open) Session

Annual Meeting: Thursday 18 January 2024