



**Anchorage West Condominium Association
Special Board Meeting
Pool/Hot Tub Strategy Discussion
November 17, 2023 10:00 AM
ZOOM VIDEO CONFERENCE**

Minutes

I. Call to Order

- A. The meeting was called to order at 10:04
- B. Meeting attendees included:
 - a. Jim Sebben, President
 - b. Melissa Barrett, Vice President
 - c. Tony Scalise, Director
 - d. Tim Aylott, Secretary
 - e. Bruce Douglas, Treasurer
 - f. Kevin Lovett, SRG
 - g. Steve Wahl, SRG
 - h. Armani Zangari, SRG
- C. Quorum was established for the meeting.

II. Pool/Hot Tub Discussion

- A. Survey Results
 - a. A letter was mailed to all owners explaining the hot tub leak and that the hot tub was being taken out of service for the winter.
 - b. The letter gave five options related to a long term solution to the pool & hot tub and asked all owners to respond with their vote on an action.
 - i. Abandon the Hot Tub
 - ii. Repair Existing Hot Tub
 - iii. Replace Inground Hot Tub
 - iv. Replace the Hot Tub with an Above Ground Hot Tub
 - v. Replace Both the Pool and Hot Tub – Redesign the Entire Area
 - c. Twenty nine (29) of forty seven (47) owners sent a response/vote.
 - i. Abandon the Hot Tub – 9 votes
 - ii. Repair Existing Hot Tub – 2 votes
 - iii. Replace Inground Hot Tub – 12 votes
 - iv. Replace the Hot Tub with an Above Ground Hot Tub – 1 vote
 - v. Replace Both the Pool and Hot Tub – Redesign the Entire Area – 5 votes
- B. Discussion
 - a. Jim Sebben asked what progress SRG had made on finding As-Is drawings of the hot tub. He stated that a permit would have been pulled for improvements to the pool/hot tub in 1996 or 1997. Jim also stated that the ice melt system originally had a gas heater. This was replaced with a heat exchanger running off of the boiler when the boilers were replaced. This modification required new lines running from the boiler room to the hot tub deck. These lines run along the building.
 - b. Steve Wahl stated that he and Armani Zangari had stopped at the County Building Department earlier in the week and asked for any As-Is information for the pool/hot tub. The clerk was not able to find anything online. The only permitting information found was for individual unit remodels. Steve

stated that SRG will be happy to readdress this issue when we can get a little more direction from a project engineer on exactly what to look for at the County. An engineer will surely need this information.

- c. The Board discussed potentially 80% of the owners would need to vote to abandon the hot tub so survey question #1 was likely not viable. Especially considering that this option only generated 9 votes.
- d. Based on the survey results, the board focused their conversation on survey option 3 and the \$60,000 estimated price.
- e. Steve Wahl added that he had spoken to the owner of Kaupas water earlier in the week about this project. Kaupas is an established pool and hot tub installer and service company. Steve spoke to Ed Kaupas about the Anchorage West project. Ed knows the property well. Ed spoke about this project in detail about the need to engineering, underground line detection, removal of the wall, excavating, plumbing replacement, etc. Ed suggested a cost for replacing the hot tub only of \$300,000. He suggested hiring a general contractor to manage the project.
- f. Steve has spoken to one contractor who is interested in the project but suggested that we need to get an engineer prior to them being able to provide a general contractor estimate. They are going to send some engineer referrals.
- g. The Board authorized SRG to spend up to \$15,000 on engineering. This is the amount that the BOD can spend without a vote per the Anchorage West Bylaws Article V 14.k.
- h. Kevin Lovett said that Grecian Spas has gone out of business. This was one of the primary suppliers of above ground commercial hot tubs.
- i. The Board asked for figures on the annual cost of operating the pool and hot tub. Kevin estimated \$12,000/year.
- j. The board wants the engineering study to survey the entire pool & hot tub areas. Are the existing boilers powerful enough to operate the lower south building, the hot tub and the pool?
- k. Steve is to draft a message that will go out to owners providing them the survey results and letting owner know that we are pursuing an engineer as the first step to determine a project scope and cost. Steve will run a draft by Jim Sebben.
- l. The hot tub will be closed for the season due to our inability to stop the leak.
- m. Tony Scalise suggested talking to Doug McCartney who is an owner at East Bay HOA and is a contractor and has done similar work.

III. Actions

- A. SRG will begin the search for an engineer and architect to help develop a project scope and get a better understanding of the project cost. This would also provide the information required to develop an RFP used to procure project bids.
- B. Steve Wahl will draft a message to owners about the actions determined at this meeting and run this message by Jim Sebben for review.

X. Adjournment

- B. The meeting was adjourned at 10:37.