

**The Oak Ridge HOA  
Pool Repair Special  
Assessment Meeting  
Thursday June 20, 2024  
Check In - 5:30 pm Meeting - 6:00 pm**

**First United Methodist Church  
1200 South Street  
Castle Rock, CO 80104**



The Oak Ridge HOA Pool continues to need repair and the Board of Directors is recommending this work occur in the Fall of 2024. For the past several years, the pool has had temporary repairs made to hollow areas of the pool where plaster has pulled away from the concrete (Gunite) base. However, it has been approximately 23 years ago since major plaster repair has been done, which adds significant risk of structural issues/failure. Here are some **Frequently Asked Questions (FAQ)** about the project, timing, and expense.

**FAQ #1: What Does This Pool Repair Entail?** Remove the existing pool plaster, tile and pool coping. Make repairs to the pool structure including the stairs; prepare the pool for new plaster and install the new plaster. Prepare for new pool coping and replace with poured-in-place, 24" epoxy reinforced, concrete coping. Replace new tile.

**FAQ #2: How Much Will This Repair Cost?** The accepted bid is summarized as follows:

Scope of work:	\$106,676
Tile	3,500
Contingency (15%)	<u>16,000</u>
	\$126,176
Cost/Home	\$ 1,950 (per 66 homes)

**FAQ #3: What has Happened Since the Annual Meeting in April?** At the April 4, 2024 Annual Meeting, homeowners asked for comparable bids and two homeowner/contractors volunteered to obtain such bids. The Board updated the scope of work and it was submitted to three pool contractors.

- One additional comparable bid was received and reviewed by the Board.
- Another homeowner/ contractor was unable to obtain a bid and felt the original bid was appropriate and from a reputable contractor.
- A third pool contractor was asked to update his bid and provided a verbal bid. Before committing the time to prepare an itemized bid, this contractor asked if his price was competitive and out of respect for him, was told that his price was not competitive. He subsequently chose not to submit a revised bid.
- Chavez Construction was also asked to review and update their bid and time frame for completing the work, which they did.

At the May 29, 2024 Board meeting, all bids were reviewed and the original bid from Chavez Construction was confirmed to be substantially less costly than the other bid received. Accordingly, the Board voted to proceed with the original bid from Chavez Construction.

**FAQ #4: What Will the Timetable be for Collecting the Special Assessment?** The Special Assessment of \$1,950 will be due by September 1, 2024.

**FAQ #5: Will There be any Assistance for Homeowners who may Have a Hardship Paying this Assessment?** At the Annual Meeting, several homeowners offered to help homeowners who would be unable to pay the Special Assessment by September 1, 2024. Legally, the HOA cannot be directly involved in transactions between homeowners. However, to provide assistance, the Board plans to pass a resolution/bylaw change that will remove penalties and fees related to late payment of the Special Assessment for hardship cases. Late payments may be subject to liens.

**FAQ #6: Can We Hold Off on the Repair Until 2025 or 2026?** The pool has been at risk of being shut down both this spring and in 2022. Both times, Nathan & Melissa Randall have very generously donated substantial resources to provide temporary fixes to the pool. In speaking with the three different pool contractors, they projected 15 to 30% increases in supply costs if repairs are delayed until 2025. A delay would also require rebidding this work and current quotes would likely be substantially higher. In addition, we also risk potential failure and additional damage due to the age of the pool and state of our prior repairs.

**FAQ #7: Can We Just Repair the Weak Spots in the Pool Plaster?** For repairing the weakened plaster areas, we received updated bids ranging from \$87,000 to \$115,000 in May 2024. When comparing these bids to a complete plaster replacement of the pool, the Board felt the complete plaster repair was the best alternative for the dollars spent.

**FAC #8: Will the Same Work be Completed on the Baby Pool?** At this time, there will be no work done on the small baby pool. The cost to remove and replace the plaster, tile and coping on the baby pool would be approximately \$8,000 – \$10,000.

**FAC #9: What is the Schedule and Timeframe for the Pool Replastering Project?** The actual project will take approximately 3 to 4 weeks to complete. The work will begin, weather permitting, at the end of the pool season – in October 2024.

**FAC #10: When Will the Vote for the Special Assessment Take Place?** The vote for the Special Assessment will take place on June 20, 2024 at 6:00pm at the First United Methodist Church, 1200 South Street, Castle Rock, CO. Prior to the June 20th Meeting, each homeowner will receive a proxy form in the mail with instructions on how to vote using the form, which may be submitted at the meeting, or in advance if the Member is unable to attend the June 20<sup>th</sup> meeting.

**FAQ #11: Who Will Supervise This Project?** Oak Ridge HOA homeowner Nathan Randall, who has extensive professional experience with similar types of projects, has graciously agreed to oversee the Pool Contractor at no charge to the Oak Ridge HOA.