

November Trustee Meeting 11/26/24 6:00-7:10pm

Attendees:

Sharon Woelbling
Rod McKenzie
Melissa Huelskamp
Danielle Davis (Midwest Pools)

- Kaitlyn is moving roles to Field Supervisor. Madison will be the Assistant District Manager. Positive feedback on 2024 pool season.
- Reminder for lifeguards on pool pass process. Residents that come to pick up their pool passes should only get the envelope with passes, lifeguards should keep the forms at pool.
- Only 2 issues reported at the pool over 2024 pool season. One woman needed to be rescued from deep end of pool water and one situation of intoxicated residents in parking lot.
- Danielle reviewed pool repairs/issues and made recommendations.
 - Duct drain track does not drain. Proposal is to install a new duct drain track - \$2440.14.
 - The replacement for broken/missing tile. Tile is aesthetic only, not needed for functional purposes. Tiles will continue to pop off. Recommendation is to remove tile at some point in future and repair/plaster/patch/paint wall. There are 26 missing tiles. \$2862.75.
 - Depth marking tiles need to be replaced (can be done in 1 year). This is needed to meet health code. Depth marking must be readable - \$781.02.
 - Replace caulk around the pool (open area between pool wall and deck). This was done 3 years ago. Caulk is missing/coming off - \$4,075.30.
 - 3 light bulbs at pool are out in shallow end. Light bulbs and gaskets need to be replaced - \$753.00.
 - Where deck and pool wall meet has an expansion joint. Concrete settles and causes cracks in concrete. There is a crack at the shallow end. Concrete needs to be re-leveled and expansion joint replaced - \$11,726.41.
 - Repair of lemon drop line and tunnel. This is causing a water leak and water to go into the pump room. Low priority - \$8,042.20.
 - Replacement of gate and fencing behind dumpster - \$1,252.72.
- Pool contract is up in 2025. We will receive a new one at the end of the season. Pool hours for 2025 will remain the same as the 2024 season (with summer/back to school hours).
- Westport Pools no longer exists. Westport is now Landmark. Landmark will be the company that does repair work that needs to be outsourced.
- Easiest way to get a hold of Danielle is by cell phone (314-343-7449).
- Danielle will set up a meeting close to the opening of the pool season for leadership introductions with Trustees.

- TRUSTEE POOL RECOMMENDATIONS: fix all that can be done without lemon drop repair as lemon drop can be turned off.
- David to advise when insurance will need to be reviewed/renewed.
- January Trustee meeting will be scheduled for Thurs, 1/9 6pm at the Bread Company.
- David will need to change light timers at the pool.
- Homeowners meeting agenda will need to be put together ahead of Jan Trustee meeting.
- Budget will need to be finalized ahead of mailing on 1/29 (enough time for UPS Store print).
- Mailing Information:
 - Mail candidacy forms - 1/10/25 (this will include pool pass form)
 - Candidacy forms are received by homeowners – 1/14/25
 - Mail Ballots – 1/29 (this will include budget)
 - Ballots are received by homeowners – 2/1
 - Annual Homeowners Meeting @ Clubhouse (Tues, 2/11 7pm). Trustee meeting at 6:30pm
- In preparation for the Annual Homeowners meeting, Melissa will order sign banners, perform mailings with UPS Store, book clubhouse, invite Committees/Mayor/City/Alderman/Police Officer/Committee Members.