

Esperanza Estates Homeowners' Association Board of Directors Special Meeting
Called to address Pool Re-plastering and Cool Deck Repairs

1/22/2024

Members present: President Kevin Welsh, Vice President Dave Sielken, Secretary Ken Lindeman, Treasurer Dean Lockwood, Tom Cooke, Debbie Ries, Sharon Falor, Cyndie Alto, John Nesavich.

Presenters: Gary Ratio, Victor Pena

Kevin Welsh called the meeting to order at 8:58 AM.

After reviewing three proposals from local contractors, to re-plaster the pool and re-top the "Kool" decking surrounding the pool, Tom Cooke and Gary Ratio selected Pro Plastering Inc. as a preferred contractor. They asked Victor Pena, a contractor with 30 years of experience in pool repair, to attend a meeting and answer questions board members and pool users (25+) might have regarding the process to complete this work.

Sharon Falor developed a list of questions that Gary Ratio forwarded on to Victor Pena for answers. Several questions asked and addressed were:

1. Will the main water lines be pressure tested before the work commences?
 - a. Yes, they will pressure tested. Victor added it to his proposal.
2. Will anyone examine each stage of the project and approve of the work being done?
 - a. Yes, Victor said he would personally do this as he takes full responsibility for the quality of the work.
3. What kind of warranty will this project receive?
 - a. There will be a 5 year warranty from delamination (Labor and Materials only).
4. How long will the project take?
 - a. Victor said it would take 20 working days to complete the project. He also asked if the neighbors would mind if they started very early in the morning for some of the work due to heat considerations. He was assured that it would be okay.

An important question from the audience was "When will the project start?". This question was tabled until more analysis was completed related to pool usage during the April, May and June time frame. Another question came up regarding areas around the pool where old pavers were still installed. Tom Cooke asked Victor Pena if he could add a line item to his proposal to replace these pavers with additional "Kool" decking. The HOA board will take this up at their next meeting.

Having no more discussion, Tom Cooke made a motion to accept the Pro Plastering Inc. proposal (\$41,747.10) to re-plaster the pool and re-top all the existing pool decking. Kevin Welsh seconded the motion. The motion passed unanimously.

Ken Lindeman motioned to adjourn. Dean Lockwood seconded the motion. The motion was approved to adjourn at 1:30 pm.