

THPOA FACILITIES COMMITTEE REPORT

May 14, 2022

Board Contact: Steve Eckert

Committee Members: Theresa Lehr (chairperson), Loretta Gray, Sherry Pierce, and Debbie Tanner

Report prepared by Theresa Lehr and reviewed by Steve Eckert and committee members

In order for all POA members to be kept informed of the information compiled in Facilities Committee (FC) Reports, the committee asks for this and any future FC reports be added to the Facilities Committee page on the THPOA website. Also, headings of calendar, minutes, and agendas need to be removed from the FC page and possibly other volunteer committee pages on the website because the committees are not required to keep minutes, have agendas and inform the community of meetings as previously thought. The Facilities Committee welcomes anyone who would like to join our committee to help maintain THPOA amenities.

The Facilities Committee would like to acknowledge those who helped remove pool fencing at a moment's notice in order for the pool deck to be poured on time: Bunny and her husband, Barbara Dickens, Cheryl and Michael Farr, Jon Nelson, Don and Marsha LaRouax and Debbie Tanner.

POOL

- Due to a shortage of the pebble pool plaster in our original Wise Pool contract, the pool will receive an upgraded pebble plaster at no additional charge. The upgrade is valued at \$1000.
- Delays have been encountered for both the pool and fencing. This is due to the discovery of federal and state requirements for pool safety drain covers and pool fence surrounds.
- Safety drain covers will need to be installed in both main pool and baby pool per the Virginia Graeme Baker Pool and Spa Safety Act issued in 2008 by the U.S. Federal Government. The installation of these drain covers were not included in the original contract from Wise Pools. Our pool is between 35 and 40 years old and has never been updated to meet the code. No pool drains are grandfathered in. The cost is \$6500.

- The possibility of installing different types of emergency shut off valves or safety valves was also investigated as an alternative to installing safety drain covers. Both Erik Wise from Wise Pools and Lee Jones from Backyard Oasis (our pool maintenance pool company) not only did not recommend this option, but strongly advised against it. These safety measures are not fail-safe, frequently break down and are a huge expense to maintain.
- If the safety drain covers quote is approved by the board today, work to place a second drain connected to the original drain by a T-pipe in the main pool and a new drain cover for the baby pool will begin on Wednesday, May 18. The concrete will need 2 days to dry. The pebble plaster and cool deck over new pool concrete will be installed as soon as possible afterwards.
- Filling of pool with water will begin same day as pool pebble plaster is installed in order for the plaster to cure. Water will need chemicals and possible acid wash due to the high calcium content of our water. Wise Pools will work closely with our pool maintenance company, Backyard Oasis, to ensure the pool water is safe for swimming.

POOL FENCE

- The state of Texas has pool fence codes that the THPOA must follow for the fences that had to be replaced due to our pool construction or because they were rotten and could not be repaired.
- Fences that are replaced must meet the requirements of a 4 foot minimum in height and be non-climbable. Gates must be self-closing and self-latching. Chain link fence does not meet these codes. Wood fencing and steel vertical fencing that meet other requirements will be used for our pool enclosure.
- 6 ft. privacy wood fencing will be installed at the far end of the pool and the section between the pavilion and the pump house.
- 5 ft. steel vertical fence and gate will be installed on the pavilion slab.
- Horizontal poles are missing on the tennis court chain link and need to be replaced. Metal ties that connect the chain link to supporting poles are also missing and need to be replaced.
- The following quotes have been obtained:

1. CB Lawn Care- \$3,285 (wood privacy fence only, materials and labor)

Cory was only interested in doing the wood fencing at back of pool and near pump house and not installing the steel fencing and gate. This quote is for materials and labor and work can begin in 1-2 weeks.

2. Billy Jones- \$1300 (installation only of both steel and wood fences)

Billy is bonded and insured and came highly recommended by Lowe's. He has met with Timothy Collins from Lowe's on our project and has reviewed the quotes from Lowe's on all materials needed. All fencing material needed will be purchased by the POA directly from Lowe's and Billy will install. He has installed steel fencing in the past. Work can begin in 1-2 weeks if the POA decides on the lower tier steel fence that is in stock. (Second tier steel fence will take 1 month to come in once ordered from Lowe's.)

3. Ready Decks- Jason Joice

Jason is bonded and insured and is highly recommended by Lowe's. He has met with Timothy Collins from Lowe's on our project and has reviewed the quotes on materials from Lowe's. He has not installed a steel fence but reviewed the product and feels confident he can install the steel fence.

4. Lowe's (materials only, no labor) Tier 1 steel fence at pavilion and wood privacy fence by pump house-\$2872.54, Tier 2 steel fence and wood privacy fence by pump house-\$3911.31, Wood Privacy Fence at back of pool- \$768.69

Two different tiers of steel fencing made by Monroe and sold by Lowe's are quoted. Item # 94419 is the lower tier and is in stock. The price is \$139 per panel. The second tier is Item# 497993 is \$175 per panel, is not in stock and will take 1 month from order date to arrive. Both panels are 5 ft. in height and 8 ft. in length and meet the Texas state codes for pool enclosures. A 4 ft. wide and 5 ft. high gate with self-close hardware kit is also included.

Note: Documents entitled **Revised Front Metal and Wood Base Price** (Tier 1 steel fence) and **Mid Level Revised 66 Metal 20 Wood9** (Tier 2 steel fence) include both steel vertical fencing and the wood fencing between pavilion and pump house. This is because the original plan was to use steel fencing between pavilion and pump house. In order to decrease costs, the material that will be used between pavilion and pump house will be wood privacy fencing instead and the quotes were revised to reflect the change. Document entitled **66 of Wood Fence** is the quote for the 66 ft. of wood fence at the back of the pool and **must be added** to either of the Tier 1 quote or the Tier 2 quote.

BOAT RAMP PIER

- The THPOA board awarded Vincent Construction the contract to rebuild the boat ramp pier. The cost is \$3600. The cost is very low because Ronnie Vincent is only charging for materials and not for labor. Ronnie was a resident of Twin Harbors at one time and this is a generous offer on his part. The existing pier has been demolished. Ronnie is waiting for the pile driver barge to be available. Our pier is next on the list for the pile driver. Once the pilings have been installed, it will only take 2-3 days to install the remainder of the pier.

BULKHEAD

- Sections of bulkhead are in need of repair. At the April Board meeting, a quote of \$700 from Chris Mosely from Mosley Construction for rock fill was presented.
- At the April Board meeting, the board asked the Facilities Committee to get a quote from PolyTex Concrete Leveling for bulkhead repair. This type of repair involves injecting poly material into the voids. The cost is \$7000 and the quote is good until July 20, 2022.

BOAT RAMP

- While inspecting our bulkhead, the owner of PolyTex David Butler, noticed our boat ramp itself is lacking in support. He stated lake water has washed out the soil under the ramp. The issue is the ramp is not supported underneath the concrete and at some point will break in two. The cost of injecting poly into the void is \$5,500 and quote is good until July 20, 2022.

BOARD APPROVAL NEEDED

- Steve Eckert, John Dana, Debbie Tanner, Loretta Gray and Theresa Lehr met on 5-13-22 to discuss quotes and priorities and funding of projects. Results as follows:

1. Board approval for funding of drain safety covers with plumbing for main pool and baby pool: \$6500
2. Board approval for funding of pool fencing:
 - Installation of all Tier 1 Monroe steel and wood privacy fencing by Lowe's approved contractor Billy Jones: \$1300 (labor only)
 - Lowe's Tier 1 Monroe steel fence and gate and 20' of wood privacy fence by pump house materials: \$2872.54
 - Lowe's 66' of wood privacy fence materials at back of pool: \$768.69
 - Total cost of fence labor and materials: \$4,941.23
3. Board approval for funding of Boat Ramp Bulkhead repair with filler rock from Mosely Construction: \$700.