



# Virtual Townhall Meeting

Seven Locks Swim & Tennis Club

May 10, 2021



## Agenda for Today's Meeting

1. What's the Issue – Introduction
2. Where Have We Been – Background
3. Where Are We Now – Current Status
4. Where Are We Going – Options
5. Where Are We Going Cont'd – Financials
6. Next Steps – Process
7. Q&A



### Ground Rules

- Please stay on mute if you're not speaking
- Use the Zoom Chat function to help facilitate a smooth discussion
- The Board welcomes constructive feedback from membership
- We might not have all the answers now, but we will soon. Keep asking questions!

## What's the Issue - Introduction

The Board has been discussing a possible renovation for over a decade.

1. In 2019 and early 2020, the Board started conversations with membership – including conducting a pool-wide survey – and began preparing for a renovation
2. In March 2020, the Board decided to suspend planning given the myriad of uncertainties introduced by the COVID-19 pandemic, including the impact on the 2020 season and our membership more broadly
3. Given that this is a 2+ year project, the renovation must start soon to mitigate the risk of a system failure and the prospect of a lost summer
4. The role of the Board in this process has been that of a fact finder and reporter. Each board member's household, like all other pool members, will have only one vote.

## Where Have We Been - Background



Our 57-year-old facility continues to show cosmetic wear and structural deterioration.

1. The main pool, baby pool, and bathhouse were originally constructed in 1964
2. Known maintenance issues include leaking main drain and footbaths; delaminating white coat/finish; gravity-fed filtration system
3. The Board has engaged in patchwork fixes to the pool facilities for several years now:
  - Cosmetic enhancements about 12 years ago to the bathhouse, beach entry baby pool, pump and filtration system, playground equipment
4. Given the age of the facility, it is possible that we could experience a failure in the plumbing, putting at risk a future swimming season. After speaking with several experts, it is impossible to know when this could happen

## Where We Are Now – Current Status



The Board has decided to restart the planning process for our renovation and is working to collect information and share it with membership. Thus far we have:

1. Engaged construction consultant John Chadwick, who worked with Little Falls Swimming Club and other local pools in need of an upgrade
2. Conducted a membership survey in early 2020 to solicit feedback on uses and needs for the future facility
3. Completed geologic studies of the land and structural studies of the pool shell

## Where Are We Going – Options



The Board has determined that there are two viable options to accomplish this renovation: a ***build-to-code*** option and an ***amenities-rich*** option. The Board does not recommend one option over the other and will look to our membership for guidance. The Board will take whichever action is approved by a majority of members eligible to vote.

	Option 1 – Build-To-Code	Option 2 – Amenities-Rich
<b>Description</b>	Renovation that would involve replacing the existing pool with similarly-sized pool and deck, replacing the pool’s plumbing and filtration systems and adding a heating system for the pool, and bringing other aspects of the pool up to code	More involved construction that requires expanding both the diving well and the main pool (including addition of two more lanes), a heating system for the pool, creation of additional parking, a new pavilion, a wading pool, and minor renovations to the bath house
<b>Estimated Assessment</b>	\$1,000.00	\$2,000.00
<b>Pros</b>	New infrastructure and facility (addresses risk of ongoing problems)	Same as Option 1, plus more swimming space for members, more parking, and allows for more efficient use of the pool deck and facilities
<b>Cons</b>	Despite its cost, the pool will not look appreciably different.	More expensive than Option 1.

## Where Are We Going – Options



Feature	Option 1 – Build-To-Code	Option 2 – Amenities-Rich
Compliance with current code	Yes	Yes
Modern pool filtration and infrastructure	Yes	Yes
Pool heater	Yes	Yes
Number of lap lanes	6	8
Number of swimming areas	2 (main pool, baby pool)	3 (main pool, baby pool, wading/teach pool)
Number of pavilions	1	2
Bathhouse renovation	Cosmetic enhancements	Cosmetic and functional improvements
Additional parking	No	Yes
Tennis enhancements	None	Add water and electricity access for future enhancements

## Where Are We Going Cont'd – Financials



The factors impacting the amount of these assessment options include:

1. Scope of work associated with each renovation option
2. Increasing construction costs, particularly given COVID-related demand for pools
3. Balance of funds in the pool's operating account
4. Amount that the pool is able or willing to finance with a bank loan
5. Prevailing interest rates

Regardless of the option selected by membership, we will require payment of assessments prior to the start of construction on Labor Day 2022 so that we can finance the construction loan. We will discuss various payment options to limit the financial burden on members.

## Next Steps – Process

We'll be engaging in a series of discussions and making decisions as a community.

1. The Board has met with project managers from other local pool boards, as well as banks.
2. The Board has begun the process of discussing renovation options to members, including tonight's meeting.
3. An in-person townhall meeting is scheduled for **Saturday, May 29<sup>th</sup>** at the pool, where detailed renderings of the two options will be presented. In addition, the next day (**Sunday, May 30<sup>th</sup>**) the Board will host another virtual townhall meeting and present the renderings to those who might not be able to attend Saturday's in-person meeting.
4. Throughout this summer, Board members (when possible, with our construction consultant) will host office hours at the pool to answer questions in a more personal setting.
5. These efforts will culminate in a special meeting of the members in July where each membership unit who has paid its full initiation fee, including Board members' households, will have one vote.

# Q&A



Seven Locks pool and bathhouse construction  
September 1963