

SUNLAND BOARD OF DIRECTOR'S SPECIAL MEETING MINUTES

FEBRUARY 10, 2026

SGC Ballroom, 109 Hilltop Dr.

Board Members Present: Nik Skogsberg, Carey Goeth, Mike Mullikin, Don Murray, Greg Downing, Howard Harrow, Becky Penrose, Bob Eichhorn (ex-officio)

Topic: Feasibility and Funding Sources for Repair of the SLOA Pool

Comments

6:00 pm

• Owner Comments

- Identify what resources are available for repairs this year, if SLOA can not open with good standards, close this season and do the repairs – reopen next year.
- Guests should be paying their fair share.
- When does community asset become a liability? If pool used only 20% of the year and is a major liability, consider alternative uses.
- Pool is definite asset, as are pickleball and tennis court areas. SLOA needs to be current, modern and up to date and keep the pool open.
- Pool is great asset, along with pickleball and tennis courts. Resale value of home is higher with these amenities.
- How does percentage of homeowners using the pool equate to maintenance costs. Concerned about escalating costs moving forward.
- Decision made with prudence and not charged with emotion.
- Do something to keep the pool open, it is important to Sunland.
- If we invest a large sum of money in the pool, it would be great to have it open past 6 pm and/or the season extended.
- Pool is a nice resource to have – encourages SLOA to find a way to get more community involvement when considering such large fiscal demands.
- Visits pool everyday with grandchildren. Pool is a bonus, just like having a golf course in the backyard even if you don't play. Wouldn't mind paying extra to have the pool remain open
- Pool is largest budget item as well as often needing repairs. Reserve fund money pulled from other areas to fund pool renovation is cautioned.
- If remodeling the pool, why not put a cover on it so it could be used year-round. Perhaps rent it out to the public for income. The pool is an asset.

- The pool is not only for physical wellbeing, but for socializing as well. Water aerobics very popular.
 - If residents don't go to the pool they are missing a wonderful opportunity. Recommends extending the hours and making it feasible for more people to enjoy.
 - Asks that SLOA remembers that much of the community is on a fixed income or may be paying Condo. dues in addition to HOA Dues.
- Pool Repair
 - Immediate Needs to open the pool for the 2026 season
 - Replace two broken skimmers, replace one pump, address electrical grounding issues in the pumphouse, deck over the spa and add a new suction line that will allow the pool to be robo-cleaned rather than using the spa for suction. Cost \$30,000.00

Approximately 30% of the investment will not carry forward to the permanent fix as some of the work will need to be redone
 - Permanent fix
 - Spa will be replaced with a sun shelf
 - The deep end will be reduced from 10' to 7'
 - The surface will be finished with Pebble Tec

To Bring the pool drain system into compliance with the Virginia Graeme Baker Pool and Spa Safety Act,

 - The pumphouse will be refitted with larger piping. Currently 1.5 needs to be 2", 2.5" needs to be 3"
 - The drain out of the pool is currently 4", will require 6"
 - The single 3' transfer rate at the bottom of the pool will be replaced with 2 24" drains, three feet apart

Cost \$290,000.00. Work cannot begin until September 2026.
 - Close down the pool
 - Punch holes in the bottom of pool, backfill with pea gravel or similar. This will allow the pool to be patched and rebuilt in the future.

Cost \$50,000.00 (high estimate)
- Feasibility and Funding
 - Reserve Fund at end of 2025 was at 56.5%, or \$347,757.00 Reserve Fund target 70% or higher

- 2026 Reserve fund contribution \$61,230.00
 - If pool undergoes temporary fix to open in 2026 and then rebuilds in off season, the Reserve Fund will drop to \$42,493.00, or 6.9% at the end of 2027
 - If pool does not open in 2026 and completes the permanent fix, the Reserve Fund will drop to \$72,493.00, or 11.8% at the end of 2027
 - If the pool is not repaired but instead filled in, the Reserve Fund will be \$312,493.00 or 50.7% at the end of 2027.

SLOA must consider how losing the pool amenity would negatively impact home resale numbers.

Carey Goeth moved to proceed with the temporary fix to open the pool in 2026 as well as committing to the long term, permanent fix. Second by Greg Downing.

Discussion regarding funding the repairs and the associated implications resulted in Carey Goeth withdrawing the motion. Motion Withdrawn.

- Assessment Scenarios discussed
 - Temporary fix to open in 2026 and permanent fix = \$208.00 payable in two payments of \$104 each or
 - Permanent Fix = \$176.00 in two payments of \$88.00
 - Both Scenarios leave the Reserve Fund at 38.6%

Operating expenses in the amount of approximately \$62,000.00 will be saved if the pool is closed for the season. These savings, in addition to the unused budget funds from the prior year, will be applied against any future assessment

Becky Penrose moved that SLOA postpone any decision until later in the year after giving the community a chance to be notified and voice their desires. No Second. Motion did not pass.

Howard Harrow moved to close the pool for the year and pursue major reconstruction in September. Second by Greg Downing. 5 in favor, one opposed. Motion carries.

Becky Penrose vacated the meeting.

Carey Goeth moved to proceed with a Special Assessment that will 100% fund the permanent fix of the SLOA pool. The Assessment will total \$122.00, payable in two payments of \$61.00 due on June 1, 2026 and January 1, 2027. Second by Howard Harrow. Motion passed unanimously.

7:44 pm

Howard Harrow moves to adjourn the meeting. Second by Don Murray. Motion passed unanimously.

DRAFT