



Kirkwood
Community
Association

Kirkwood Community Association
A Message from the President
December 11, 2024

Dear KCA Members:

This letter is to update you as to progress since the first Town Hall meeting that was held on October 9th. First of all, and if you haven't heard, our mountain is open for the 24/25 Winter Season! In fact, the mountain was opened six days earlier than planned thanks to an early blast of snow from Mother Nature. I hope that all of you, your families, and friends enjoy the Holiday Season and the rest of Winter!

The Board will be hosting the next Town Hall at the KCA Club starting at 3:00 PM (PT) on December 23, 2024. This meeting will also be available via Zoom. There will be hors d'oeuvres and cocktails to start, with the meeting to follow at 4:00 PM. An agenda with Zoom information can be found at <https://20123.box.com/s/qluqipxnap0syxc3wzhik46f9srxqfre>.

In response to comments and concerns raised at the Town Hall regarding the design of the pool deck and lack of certain amenities, the Board requested that our Architect revise these plans to address these issues. The Board clearly heard that a lap lane(s) and the location of the spas were primary concerns. In response to those comments, two new designs (in addition to the design presented at Town Hall #1) were developed. These designs can be accessed through the following link: <https://20123.box.com/s/et6rt5r1z8qgpxood4xuvpxc0lkhqp5i>. These design concepts, labeled "A", "B", and "C", also include dimensions, layouts of lap lane(s), layouts of deck furniture and future expansion concepts of the Club itself.

I ask that you take a moment to review these concepts and provide your comments to info@thekca.org. Also, if you have a favorite concept, please indicate your preference, A, B or C in your email. We would like to receive your comments no later than Friday, December 20th so that we may consolidate them for presentation at the Town Hall on December 23rd.

The Board also heard several Frequently Asked Questions, and I will answer several of the most popular here:

Why is a renovation of the pool deck necessary?

The existing facilities have reached the end of their useful life primarily due to construction defects resulting from the 2021 pool deck renovation project. Currently both the pool and the functioning hot tub are leaking and are prone to regular breakdowns. The second hot tub cannot be repaired without a full replacement. Additionally, the snow melt system is inoperable due to faulty construction and the backfill in and around these facilities has been found to be unacceptable.

Why didn't the Board just have existing facilities repaired?



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As noted above, the pool and spas would have been very difficult and costly to repair due to their current condition and we could not find any reputable contractors that would work on them. Contractors and a 3rd

party expert have communicated that the extent of the underlying issues are such that after an attempted repair (short of full replacement), a number of the problems would still be there. This means they worry that they would do an expensive project and then everything would still need to be completely replaced. The Board elected to design a new pool deck concept in conjunction with developing future conceptual plans for the Club so that the two elements would act in harmony. This preserves the option to expand the Club in the future – to be clear there is no current plan for expansion. This was also an opportunity to seek current membership’s input and as such, the Board has elected to fully replace the current pool facilities.

Why does the design have three hot tubs?

Capacity of the current hot tubs (even when two were available) is routinely taxed during high use periods and was an element that clearly needed expansion. The hot tubs are very popular, especially during winter and particularly during holidays. The addition of the rectangular hot tub was not only designed to add capacity but also to provide a facility that would take advantage of views and winter sun. The addition of two fire pit elements were high priority amenities from member surveys.

How is this project being funded?

This project, considered a capital improvement, is being funded by the Real Estate Transfer Fund (“RETF”). This fund has substantial existing reserves that were significantly augmented by funds received from the settlement of the construction defect lawsuit (2021 pool renovation project). There are no membership dues being utilized to fund this construction. The RETF generates funds from a fee imposed on real estate sales transaction.

What is the schedule of this project?

As you may know, the project was deferred until Spring 2025 to allow more time for membership input. The current schedule is to receive member input and preference on design concepts through December 23rd (Town Hall Meeting). At that time, the Board will use the data gathered and announce a final design “winner”. The Board will then release the Architect to finalize construction drawings, re-bid the project and secure the necessary permits over the Winter. This is an ambitious schedule, but the goal is to begin construction on or about May 1, 2025, weather permitting. Completion is scheduled for on or about December 1, 2025.

Will any pool deck facilities be open during construction?

Unfortunately, no. The scope of the construction, safety concerns and limited space will require that the entire pool deck be closed during construction.

Other

The KCA will be conducting a Board Member election as we received six Candidate Interest Statements for the four open seats. We will be mailing (as required) and emailing more information in the coming



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weeks with detailed information on the schedule and election procedures for this vote! Please take the time to read these materials and most importantly, take the time to send in a ballot!

I so appreciate you taking the time to assess the new design concepts and hopefully attend the Town Hall at the Club or via Zoom. I will be at the Club for the Town Hall and look forward to meeting you in person! Happy Holidays to all and all the best in 2025. I believe very exciting times are ahead for the Kirkwood Community Association!

Sincerely,

Eric Kutcher – KCA Board President