

1. Rich Lowe - Comments: Is the 6 ft fence height an insurance requirement? A local requirement? And if not, how much more costly is 6 ft vs 4 ft?

Following the Guidelines of Health & Safety Code Title 9. Safety Subtitle A. Public Safety Chapter 757. Pool Yard Enclosures Section 757.003 Enclosure for Pool Yard. Section (b) states "The height of the pool yard enclosure must be at least 48 inches as measured from the ground on the side away from the pool." Reading further into this Chapter 757, you will find: Section 757.011. RULEMAKING AUTHORITY. "The executive commissioner of the Health and Human Services Commission may adopt rules requiring standards for design and construction of pool yard enclosures that exceed the requirements of this chapter and that apply to all pool and pool yards subject to this chapter. An owner of a multiunit rental complex or a rental dwelling in a condominium, cooperative, or town home project with a pool or a property owners association that owns, controls, or maintains a pool shall comply with and shall be liable for failure to comply with those rules to the same extent as if they were part of this chapter." Then you have to go to the Texas Administrative Code Title 26. Health and Human Services Part 1. Health and Human Services Commission Chapter 748. Minimum standards for General Residential Operations. Subchapter P. Physical Site. Division. 9. Swimming pools, wading splashing pools, and hot tubs. Rule 748.3603. What are the additional requirement for a swimming pool located at my operation? Section (d) states "Outdoor swimming pools must be enclosed with a six-foot fence or wall that prevents children's access to the swimming pool. It must be constructed so that the fence or wall does not obscure the swimming pool from view."

2. Kimberly Robertson - Comments: I for one would like to see the option and choice of repairing verses replacing the pool fencing added to the voting agenda for December 5, 2023 HOA meeting. Will this option be possible???

See answer to question #1. Repair was investigated before we found the statutes that would not let us use this type of fence. Also cost of repair was close to new costs.

3. Paul forlan - Comments: Cost to repair fence not replace

See answer to question #1. The vinyl fence would not be in compliance.

4. Paul Marihart - Comments: Can we repair existing fence damage; and if so what are the cost estimates/bids?

See answer to question #1. The vinyl fence would not be in compliance.

5. Paul Marihart - Comments: Can we post released bid specifications in our members only area (to improve transparency for our members)?

If you read the sequence of events, it spells out how we arrived at decisions. First we secured the area, investigated insurance and statute requirements. After that it became obvious that the only fence we could afford was a picket fence. At this point we compared the two products had both vendors upgrade to their commercial line, instead of residential.

6. **Linda Lund** - Comments: Will the answers to all of these questions be posted on here for those of us unable to attend these meetings? Will the actual bids etc be posted also?

You can find the list of bids in the Residents, Members Only, (insert password), the Storm Recovery Project document on page 2 & 3. We hope you have received an email copy or hand delivered copy of this information.

7. **Paul Marihart** - Comments: Can we test our pool for a leak; determine if any might be a structural, pressure, or suction leak; and, then if necessary have a professional pinpoint the leak via dye/acoustic tests.

The Board would welcome your volunteering to check this out, as you seem to have great experience in knowing about pools. You would be a very valuable resource on the Pool Committee. Then you could report your findings and recommendations back to the Board to determine the next steps needed. The Board truly appreciates your help!

8. **Paul Marihart** - Comments: Has the previous resurfacing contractor been asked to look at our pool/shuffleboard cracks for warranty coverage previously offered?

John Jones & Denny Hiner met with Garage Force to cover all issues with the finish on the pool deck surface take care of those cracks that are covered under the warranty at the same time the new pool deck would be resurfaced.

9. **Dave Armstrong** - Comments: Is there a possibility that the irrigation canal might be leaking water and that is causing the ground under the pool deck to be wet.

From the extensive research that John Jones and Dan Henry conducted, that does not appear to be the case, as the ground is not wet between the canal and pool. That will be easier to determine after the concrete on that north side section of the pool deck is removed.

10. **Pat christy** - Comments: Insead of awning like before what about fixed umbrellas like car dealers have. Or table umbrellas for someone to use.they would be responsible to put up and put down.I also think we need to revisit the proposals and not do all at once.

The Board believes that installing maintenance free awning is best. Two other alternatives were evaluated. Also, 12x75 awning projects protects our pool furniture from the sun. After review of many options and contact with contractors this is the recommendation for the overhead awning, with the a solution to fix a situation in a manner so the Association would not have to address the problem over and over again.

11. **Barb Scott** - Comments: Does the roof need to be repair/replaced? Is that in the budget anywhere? Another major expense in the near future?

That is part of the Long-Term Planning Committee list, the last page of the handout that was emailed to all members or hand delivered to the homes of those not on the email list. That list is also available on the GVE website under Residents, Members Only, (insert password), the Storm Recovery Project document on Page 9.

12. **Debbi Lemen** - Comments: Can we be provided an exact copy of new rules concerning the stipulations about fencing around pool area in an HOA?

See answer to Question 1.