

A Brief History of Belmont West Pool

Belmont West Pool is believed to have been constructed in the late 1960s. Construction of a pool for Belmont West Subdivision, Unit 1, was promised by the subdivision developer to those who built homes in the then new subdivision. Subsequent to the initial houses being constructed, the developer attempted to renege on the commitment to construct a pool. Residents of the subdivision sued the developer and won. Once constructed, the pool and presumably the surrounding property were apparently owned by the residents of Units 1, 2, and 3 of Belmont West. One or more trustees were in charge of operating the pool.

On October 4, 1969, Belmont West Association was chartered as a non-profit corporation (By-Laws and Charter written and recorded). Property around the pool and the pool itself were deeded to Belmont West Association on October 31, 1969. It is believed that the original By-Laws of Belmont West Association separated pool membership from Association membership. (This is the case in the 1991 edition of the By-Laws. Earlier versions have been lost.) That is, there were two classes of membership (originally termed "member" and "combined member" now "member" and "pool member"). Thus, it is believed that the founders of Belmont West Association intended that pool expenses, in some undefined way, be carried by pool members and not by the entire association.

Sometime during the time period of 1969 to 1989, "combined member" evolved to being a member of both Belmont West Association and something called Belmont West Recreation Association (BWRA). BWRA apparently had no charter, operated under the by-laws of Belmont West Association, and few records from the BWRA exist as of 2020. In any case, equity certificates were created by BWRA and issued to members of the pool (then termed members of BWRA) in 1989. A certificate was a "license" to be a member of the pool (an entire family was considered one member) but the licensed member was still required to pay an annual fee. One of these certificates is shown in Fig. 1 (front) and Fig. 2 (reverse).

Certificates could be bought from current members of the BWRA or from the BWRA organization itself. Pool membership was initially limited to 100 families. It is pure speculation but it is noteworthy that the number of houses in Units 1, 2, and 3, combined, is approximately 100. Perhaps the inhabitants of those units, having spent their time and funds on a lawsuit to procure the pool, wished to limit membership to those who had participated in the legal proceedings.

In 1989, the pool employed one lifeguard who was on duty from 11:00 am until 4:30 pm, Monday through Saturday. Sunday hours were 1:00 to 5:00 pm. The lifeguard was employed from Memorial Day until Labor Day. Pool hours were 8:00 am until 10:00 pm. Children and youth under 18 could only swim when the lifeguard was present (reference correspondence from Sallee Reynolds).

By the late 1980s, more than 250 homes had been constructed among the nine Belmont West subdivisions. During the early 80s, there was actually a waiting list to "join the pool". Membership was expanded to 125 families in the late 80s. Correspondence from 1989 notes that a new BWRA (pool) membership cost \$550 (\$1334 if escalated to 2020 using the US consumer price index) and annual

BWRA dues were \$175 (\$361 when escalated to 2020 dollars). A list of equity certificate holders is not available. It is not known if records were kept.



Fig. 1 Pool Equity Certificate (front)

Correspondence from around 1990 notes, "Dedicated volunteers attempt to keep the pool a fun and safe place for all of us to enjoy (Frank Kobosky)." However, minutes of a meeting held probably around 1991 note, "It was the consensus of the members present that most people would prefer to pay more money and devote less time in running the pool (Carol Ownby)." The same correspondence notes, "Several pools, not in existence when our pool was opened, offer competition for our facilities." Gulfwood pool is specifically mentioned but likely Gulf Park pool also provided competition. By 1991, annual BWRA dues had increased to \$195 (\$374 in 2020 dollars if escalated by the U.S. Consumer Price Index).

For unknown reasons, the pool infrastructure declined during the 1990s. Membership fell to about 30 members which was likely an insufficient number to support pool expenses. By 2000, the pool had been abandoned. The grounds were unkempt and the pool itself contained several inches of sludge. The equity value of the pool as represented by the certificate holders was zero. [In 2019, the Belmont West Association By-Laws Article XI (Membership) were rewritten to state, "A Belmont West Pool

membership is purchased separately from the Association membership and conveys to the owner the privilege of use of the pool.” The BWRA is no longer recognized. The Equity Certificates have no value.]

Though the pool was no longer functional, to remove it responsibly would have cost as much as rehabilitating it. The decision (not without careful consideration and some anguish) was to rehabilitate the pool (Peter Keese). In 2001, Belmont West resident Steve Brewer along with other members of the neighborhood organized a capitol funds campaign and raised \$20,000 for cleanup and refurbishment of the pool. The pool was returned to service in 2002 and Brewer served as what-is-currently-called “Pool Vice-President” for four years.

Re-Assignment of Equity Certificate

In accordance with the By Laws, this Membership is transferred to:

_____ on this date _____ .

Validated by: _____ and _____
Vice President Belmont West Association Treasurer

In accordance with the By Laws, this Membership is transferred to:

_____ on this date _____ .

Validated by: _____ and _____
Vice President Belmont West Association Treasurer

In accordance with the By Laws, this Membership is transferred to:

_____ on this date _____ .

Validated by: _____ and _____
Vice President Belmont West Association Treasurer

Important Note: The Recreation Association must be notified prior to any transfer and has the first right of purchase. The holder of this certificate is responsible for any outstanding dues and fees assessed against this membership. Before transferring this combined membership, this document must be signed by the above representatives of the Belmont West Association. Any and all outstanding dues and fees must be paid or this certificate is void.

Fig. 2. Pool Equity Certificate (reverse)

The Farmer family managed the pool for two years starting in 2005. Excess funds, raised by Brewer and company, were consumed by 2007.

From 2007 until 2019, Bryan Byard served as "Pool Vice-President". In 2013, the BWRA borrowed \$10,000 from Belmont West Association for repairs at the pool. Other borrowing may have occurred during that period but records are incomplete. In 2017, the badly deteriorated tennis court located adjacent to the pool was removed.

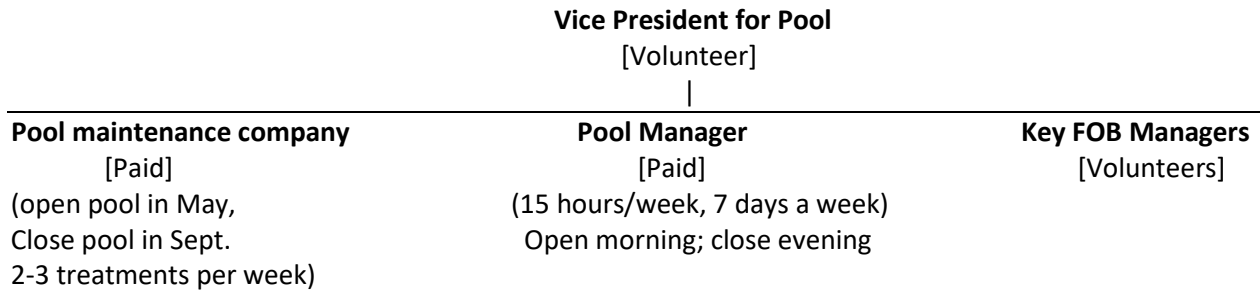
At the end of the 2019 fiscal year, the pool had financial commitments of approximately \$12,000 with assets of only \$8,000. Compounding the financial problem was the fact that the "Pool Vice-President" resigned in August of 2019 with no immediate replacement. With the help of several individuals, the organization of the pool management was revised, the By-Laws of Belmont West Association were modified, annual expenses were reviewed and the annual cost of pool membership was set at \$375. (Pool organization and budget for the summer of 2020 are included as an appendix.) Infrastructure expenses for the pool are the responsibility of Belmont West Association since the Association is the owner of the pool. Operating expenses are the responsibility of pool members consistent with the "pool philosophy" history that is presented in this document.

In 2020, neighborhood resident Chris Crawford was elected as Pool Vice-President. ProPool was hired to perform pool maintenance, open the pool in May, and close the pool in September. A pool manager was hired to work 15 hours a week. His job included opening and closing the pool each day, seven days a week. Stan Archer and Valorie Maner, both neighborhood residents, volunteered to be responsible for the Pool FOB entry system.

In 2021, the pool parking lot was renovated. The bottom 15 feet of the sidewalk that led to the parking lot was removed and a new sidewalk with ramps leading from the sidewalk to the parking lot were added. Six, decorative concrete barrier blocks were placed between the ramp edges and the parking lot. These blocks serve as a safety curb stop for the sidewalk as well as a parking stop for cars in the lot. Gravel in the existing lot was removed and the lot was graded. Geofabric was installed over the lot both to prevent gravel from sinking into the ground and as a barrier to weeds. The gravel which had been removed was reused and then a 4-inch layer of "crush n' run" gravel was laid on top of the fabric/old gravel base. Then the entire lot was compacted with a smooth drum roller. The final portion of the job was to create as-smooth-as-possible joining of the grass lawn to the edge of the parking lot. The work was performed by Cozy Excavation and Contracting.

Belmont West Pool Organization and Operation - 2020

Structure



Job Descriptions

Vice President for Pool – Hire Pool Managers. Establish and adhere to operations budget for pool. Interface with Executive Committee of Belmont West Association. Receive maintenance reports from Pool Maintenance Company and authorize payment. Receive “time clock” entries for pool managers. Provide pool manager time data to treasurer for W-2 tax reports. Report needed infrastructure repairs to Belmont West VP for Neighborhood. Responsible for after-hours calls. Has authority to revoke membership of repeatedly troublesome members. Establish cost members should pay for birthday parties. Establish rules (number of adults present; cleanup provisions) for parties. Should have a working knowledge of the pool infrastructure and operations. Position includes pool membership. (Chris Crawford)

Pool maintenance company - Service will include vacuuming, brushing, and skimming the pools, thorough chemical analysis and balancing, all hair and lint trap baskets cleaned out, filtration cleaning, a complete check on all equipment, and blowing off decks when accessible. Pro Pools has their own independent vacuum pump system. An automatic service notification will be sent to the pool administrator via email after each cleaning. Open pool in spring and close in fall. (ProPool)

Pool Managers – opens pool for maintenance company; maintains pool water level; checks status of all mechanical items; Straightening pool furniture at opening and prior to leaving for the day. Put away any pool toys prior to leaving for the day. Ensure guests follow pool rules. Report habitual rule breakers to the Pool Vice President. With approval of Pool Vice President, orders repairs or service for items as needed; checks furniture, check/clean restrooms; Use chlorine products to clean as other products one might use in their household can be harmful to the water quality of the pool. Maintains vending machine/sends receipts to treasurer (cashless vending?). Mows area inside pool. Makes arrangements/develop plan for children’s pool birthday parties. Takes trash to dumpster in evening. Do a walk of the perimeter of the pool fence, looking for holes in the fence where someone might have tried to gain entrance during the night. Informs members of rules. Certified Life Guard. Removes morning chain as necessary. Early in the season, the pool gate is chained (in addition to the FOB lock). In the beginning of most seasons, there are attempted afterhours swimming and vandalism, hence the need for the chain. Later in the summer, it is not needed. This “morning chain” requires careful coordination with the Pool maintenance company. (Lee Warren)

Key FOB managers - Maintain key FOB data base. Distribute key FOBs to new members. Activate key FOBs for existing members when fees are paid for new season. Purchase new FOBs as needed. (Stan Archer and Valerie Maner)

Budget

Vice President - \$100 for incidental expenses

Pool maintenance company – open/close + 18 weeks, $\$750 + 18 * \$204 + \$750 = \5172 + chemicals

Pool manager - \$20 per hour, $18 * 15 * 20 = \$5,400$

Key FOB Manager - \$200 for incidental expenses

Utilities (water, internet, electricity) - \$5800

Payroll taxes - \$950

Pool permit - \$340

Deficit needed to cover new pool cover purchase - \$4000

Total - \$21,962 + chemicals

Revenue during 2019 - \$18,220

Expected revenue for 2020 at \$375/member and same number of members as 2019 - \$24,750