

PUD Pools
Ad Hoc Committee Report
Town Hall
9 January 2026

our
Planned Unit Development
is a
Common Interest Development
with
601 Homes and 17 Pool Complexes
and governed by

The State, The City, and the Association Governing Documents

Agenda

Background

The Process

Costs & financials

Findings

Review initial repurposing suggestions

Key Concerns

Updated committee recommendations

Revised repurposing suggestions

Next steps

Question & Answers

Background

- For years, homeowners have questioned the usage and waste associated with 17 community pool complexes (aka “pools”)
- The Finance Committee raised concerns to Board level in 2021 regarding the escalating utility costs
- After survey in 2022, the Board instituted a pool heating rotation program
- In 2024, the Board created an Ad Hoc Committee to identify pool usage and cost implications, which evolved into determining the feasibility and cost of repurposing some of the pools.
 - A top priority throughout was maintaining or enhancing the long-term appeal, prestige, and value of the community
 - Respect for our good neighbors, the IRCC, was also a guiding principle

The Process

- The Committee studies cost and usage of the community pools
- The Committee identifies opportunities for repurposing community pools
- The Committee presents recommendations to the Board
- Homeowners then notified of repurposing opportunities
- Meeting with Homeowners to explain the opportunities and answer questions
- Revise repurposing opportunities with consideration to expressed homeowner concerns

The Process - continued

- Present revised recommendations to members at town hall (9 January)
- Homeowners vote
- If disapproved, the committee is terminated, and further action ceased
- If approved, final legal documents will be prepared, as required, subject to Board approvals
- Proceed with repurposing

Costs

- Compiled directly from 2025 and 2026 Operating Budgets and SCT Reserve Consultant Studies
- The cost are the average projected cost for the 10-year period 2025 through 2034 (unless noted otherwise)
- A 3% inflation factor was used throughout
- Although real, the costs shown do not include (soft) overhead costs such as General and Administrative

Cost – 2026 Budget Extract

-Does not include soft costs or reserve spending

Pools / Spas

80016 - Janitorial Wages	\$47,436
81051 - Electricity-Pools	\$129,442
81055 - Gas- Pools	\$130,964
84015 - Pool/Spa Permits	\$15,028
84016 - Pool Water/Sewer	\$25,915
84020 - Pool/Spa Contract Ma	\$141,780
84021 - R&M Pool/Spa	\$25,000
84023 - Janitorial Supplies	\$5,000
	\$520,565

Landscape Maintenance	Total	Pool portion
82001 - Landscape Contract	\$438,639	\$78,955
82035 - Irrigation R&M	\$8,900	\$1,602
82110 - Grass Seed	\$7,000	\$1,820
82120 - Landscape Chemicals/	\$5,000	\$1,500
82125 - Plant Replacements	\$6,000	\$900
82155 - Tree Trimming -	\$15,450	\$3,090
	\$480,989	\$87,867

\$608,432 in 2026
\$6,765,317 over 10 years

Costs 2026 Reserve Study example page

Full Useful Life

Remaining Useful Life

Identified Major Components	Quantity	Measurement Basis	FUL	RUL	Basis Cost	Current Replacement Cost	Future Replacement Cost (3% inflation)	Straight Line Allocation	100% Funded Jan, 2026
Pool 22, Spa resurface & tile	40	Linear Feet	8	6	\$185.00	\$7,400.00	\$8,836.00	\$925.00	\$1,850.00
Pool 23, Cabana, drinking fountain	1	Each	15	1	\$2,500.00	\$2,500.00	\$2,575.00	\$166.67	\$2,333.33
Pool 23, Cabana, flooring, epoxy	2	Each	10	3	\$3,500.00	\$7,000.00	\$7,649.00	\$700.00	\$4,900.00
Pool 23, Cabana, restrooms, refurbish	2	Each	25	6	\$18,500.00	\$37,000.00	\$44,180.00	\$1,480.00	\$28,120.00
Pool 23, Cabana, roof, tile/underlayment	8	Square	30	6	\$850.00	\$6,800.00	\$8,120.00	\$226.67	\$5,440.00
Pool 23, Deck coating, color seal	2,206	Square Feet	5	4	\$3.37	\$7,434.22	\$8,367.00	\$1,486.84	\$1,486.84
Pool 23, Deck coating, texture	2,206	Square Feet	20	19	\$5.00	\$11,030.00	\$19,341.00	\$551.50	\$551.50
Pool 23, Deck shower, outdoor	1	Each	20	2	\$3,200.00	\$3,200.00	\$3,395.00	\$160.00	\$2,880.00
Pool 23, Deck skimmers	3	Each	24	1	\$2,100.00	\$6,300.00	\$6,489.00	\$262.50	\$6,037.50
Pool 23, Deck trellis, alumawood	200	Square Feet	40	24	\$34.00	\$6,800.00	\$13,823.00	\$170.00	\$2,720.00
Pool 23, Pool filter	1	Each	12	1	\$2,730.00	\$2,730.00	\$2,812.00	\$227.50	\$2,502.50
Pool 23, Pool heater	1	Each	10	5	\$4,670.00	\$4,670.00	\$5,414.00	\$467.00	\$2,335.00
Pool 23, Pool pumpset	1	Each	8	4	\$2,940.00	\$2,940.00	\$3,309.00	\$367.50	\$1,470.00
Pool 23, Pool resurface & tile	138	Linear Feet	12	8	\$125.00	\$17,250.00	\$21,852.00	\$1,437.50	\$5,750.00
Pool 23, Spa filter	1	Each	12	8	\$2,730.00	\$2,730.00	\$3,458.00	\$227.50	\$910.00
Pool 23, Spa heater	1	Each	10	5	\$4,670.00	\$4,670.00	\$5,414.00	\$467.00	\$2,335.00
Pool 23, Spa pumpset, circulation, VS	1	Each	8	6	\$2,940.00	\$2,940.00	\$3,511.00	\$367.50	\$735.00
Pool 23, Spa pumpsets, jet	2	Each	12	2	\$2,940.00	\$5,880.00	\$6,238.00	\$490.00	\$4,900.00
Pool 23, Spa resurface & tile	40	Linear Feet	8	6	\$185.00	\$7,400.00	\$8,836.00	\$925.00	\$1,850.00
Pool 24, Cabana, drinking fountain	1	Each	15	2	\$2,500.00	\$2,500.00	\$2,652.00	\$166.67	\$2,166.67
Pool 24, Cabana, flooring, epoxy	2	Each	10	2	\$3,500.00	\$7,000.00	\$7,426.00	\$700.00	\$5,600.00

Costs 2026 Reserve Study example page

Expenditure and Cash Flow Report (continued)

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Pool 26, Cabana, restrooms, refurbish							\$44,180			
Pool 26, Cabana, roof, tile/underlayment							\$8,120			
Pool 26, Deck coating, color seal		\$7,321					\$8,487			
Pool 26, Deck coating, texture										
Pool 26, Deck shower, outdoor			\$3,395							
Pool 26, Deck skimmers						\$7,303				
Pool 26, Deck trellis, alumawood										
Pool 26, Pool filter					\$3,073					
Pool 26, Pool heater			\$4,954							
Pool 26, Pool pumpset		\$3,028								\$3,836
Pool 26, Pool resurface & tile									\$21,852	
Pool 26, Spa filter						\$3,165				
Pool 26, Spa heater			\$4,954							
Pool 26, Spa pumpset, circulation, VS			\$3,119							
Pool 26, Spa pumpsets, jet		\$6,056								
Pool 26, Spa resurface & tile					\$8,329					
Pool 27, Cabana, drinking fountain		\$2,575								
Pool 27, Cabana, flooring, epoxy	\$7,000									
Pool 27, Cabana, restrooms, refurbish										
Pool 27, Cabana, roof, tile/underlayment							\$8,120			
Pool 27, Deck coating, color seal		\$11,673					\$13,533			
Pool 27, Deck coating, texture										

Compiled from SCT Reserve Studies

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	10-yr Total
Reserve Pool Costs 10 YEARS 2025 - 2034											
Deck skimmers-Pool 38		\$ -	\$ -	\$ (6,684)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Deck coating/shower/skimmers	\$ (69,416)	\$ (29,380)	\$ (65,207)	\$ (98,536)	\$ (71,951)	\$ (48,052)	\$ (74,800)	\$ (53,188)	\$ (56,816)	\$ (80,779)	\$ (648,125)
Pool pumps/heaters/filters	\$ -	\$ -	\$ (35,792)	\$ (21,715)	\$ (18,522)	\$ (30,548)	\$ (33,886)	\$ (23,131)	\$ (18,462)	\$ (5,916)	\$ (187,972)
Pool resurfacing and tile	\$ (17,250)	\$ -	\$ (17,768)	\$ -	\$ -	\$ (57,705)	\$ (19,719)	\$ -	\$ -	\$ (43,704)	\$ (156,146)
Restrooms	\$ (163,500)	\$ (123,000)	\$ (111,240)	\$ (115,635)	\$ (88,511)	\$ (98,946)	\$ (85,786)	\$ (224,400)	\$ -	\$ -	\$ (1,011,018)
Spa pumps/heaters/filters	\$ -	\$ -	\$ (58,846)	\$ (113,778)	\$ (21,735)	\$ (20,203)	\$ (22,815)	\$ (7,022)	\$ (27,564)	\$ (9,374)	\$ (281,337)
Spa resurfacing and tile	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (16,658)	\$ (66,058)	\$ (59,200)	\$ -	\$ -	\$ (141,916)
	\$ (250,166)	\$ (152,380)	\$ (288,853)	\$ (349,664)	\$ (200,719)	\$ (272,112)	\$ (303,064)	\$ (366,941)	\$ (102,842)	\$ (139,773)	\$ (2,426,514)
OTHER POOL COSTS IN THE RESERVES											
Deck Concrete R&R									\$ (122,987)		\$ (122,987.00)
Fence Metal Pool Areas								\$ (49,314)		\$ (52,318)	\$ (101,632.00)
Furniture - Small Tables							\$ (9,854)				\$ (9,854.00)
Furniture -Loungers - RE-sling		\$ (53,561)						\$ (62,115)			\$ (115,676.00)
Landscape Irrigation Controllers(18%)								\$ (15,283)			\$ (15,283.00)
Landscaping Renovation	\$ (19,440)	\$ (20,023)	\$ (20,624)	\$ (21,243)	\$ (21,880)	\$ (22,536)	\$ (23,212)	\$ (23,909)	\$ (24,626)	\$ (25,365)	\$ (222,857.81)
Lighting Fixtures (18%)					\$ (11,583)			\$ (12,657)		\$ (13,883)	\$ (38,123.00)
Meters, Cabinets/Pedistals (18%)				\$ (4,721)			\$ (5,159)				\$ (9,880.00)
Paint - Metal Gates/Fence	\$ (9,000)	\$ (9,000)	\$ (9,270)	\$ (9,548)	\$ (12,293)		\$ (10,433)	\$ (10,746)	\$ (11,069)	\$ (14,251)	\$ (95,610.00)
Paint Pool Cabanas, stucco	\$ (11,600)	\$ (11,600)	\$ (11,948)	\$ (12,306)	\$ (15,845)						\$ (63,299.00)
Pool Gunite - Pool/Shell							\$ (23,185)				\$ (23,185.00)
Spa Gunite - Spa/Shell							\$ (11,593)				\$ (11,593.00)
Walls - Pool Areas				\$ (7,957)							\$ (7,957.00)
Walls , Stucco							\$ (56,573)				\$ (56,573.00)
Total Other Costs	\$ (40,040)	\$ (94,184)	\$ (41,842)	\$ (55,775)	\$ (61,601)	\$ (22,536)	\$ (140,009)	\$ (174,024)	\$ (158,682)	\$ (105,817)	\$ (894,510)
Total Reserve Cost	\$ (290,206)	\$ (246,564)	\$ (330,695)	\$ (405,439)	\$ (262,320)	\$ (294,648)	\$ (443,073)	\$ (540,965)	\$ (261,524)	\$ (245,590)	\$ (3,321,024)

Costs Summary

-per average pool per year

-annualized over 10-year period 2025-2034

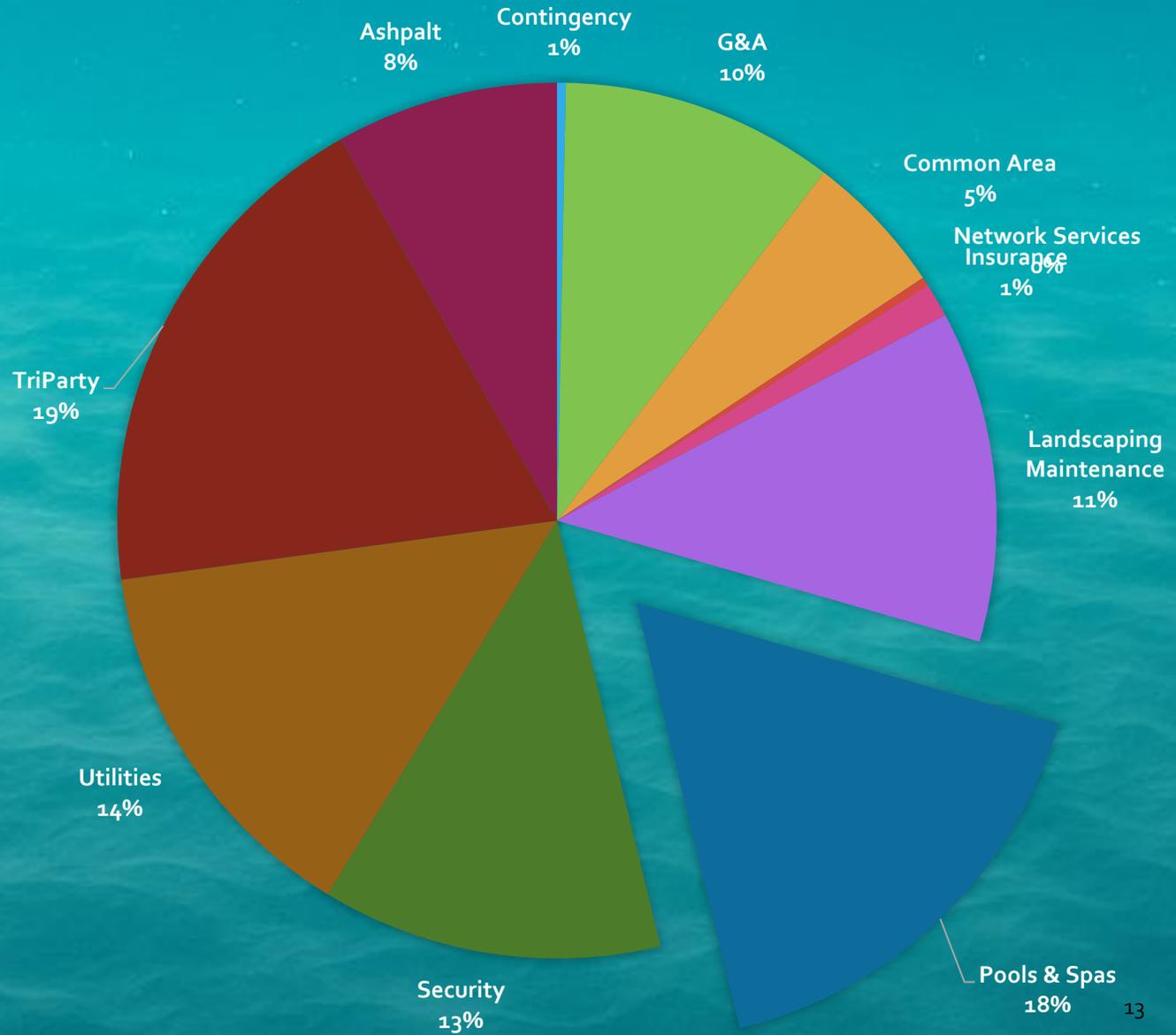
-Does not include soft costs

Reserve		Operating	
Deck coating/shower/skimers	\$4,536	Janitorial Wages	\$3,105
Deck Trellis	\$372	Electricity - Pools	\$8,452
Pool pumps/heaters/filters	\$1,106	Gas - Pools	\$8,543
Pool resurfacing and tile	\$1,055	Pool&Spa - Permits	\$983
Restrooms	\$5,947	Pool&Spa - Water/Sewer	\$1,703
Spa pumps/heaters/filters	\$1,655	Pool&Spa - Contract Maint	\$9,277
Spa resurfacing and tile	\$903	R&M Pools & Spa	\$1,641
Furniture	\$738	Janitorial Supplies	\$340
Landscape	\$1,401	Landscaping	\$5,753
Paint-stucco-fencing- lighting -misc	\$1,822		\$39,796
	\$19,535		

- Combined operating budget and reserves total \$59,331 per year per pool
 - \$1,008,634 per year for all 17 pool complexes
- Decommissioning each pool complex has 3rd party estimated cost to be \$80k-\$100k
- Pool rotation heating had modest success saving about 35% gas consumption

2025 Budget and Reserve Spending

G&A	\$435,971
Common Area	\$227,997
Insurance/Network/Contingency	\$82,464
Landscaping Maintenance	\$530,022
Pools & Spas	\$725,799
Security	\$542,221
Utilities	\$611,546
TriParty	\$822,168
Ashpalt	\$354,428
	\$4,332,616



2026 BUDGET SUMMARY

NUMBER OF UNITS	601
MONTHLY PUD DUES:	\$619
Assessment Income	
30005 - Assessment Income	\$3,642,074
TRI PARTY INCOME	\$822,168
Other Income	
30020 - Architectural Fees	\$9,000
30200 - Misc Income	\$19,500
30900 - Late Fee Income	\$2,400
33000 - SIRIT Tag Income	\$12,000
TOTAL INCOME	\$4,507,142
75100 - Reserve Allocation	\$650,830
20330 - Tri Party Dues	\$822,168
TOTAL EXPENSE	\$4,507,142
NET INCOME	\$0

2026 BUDGET SUMMARY

2026 Reserve Study

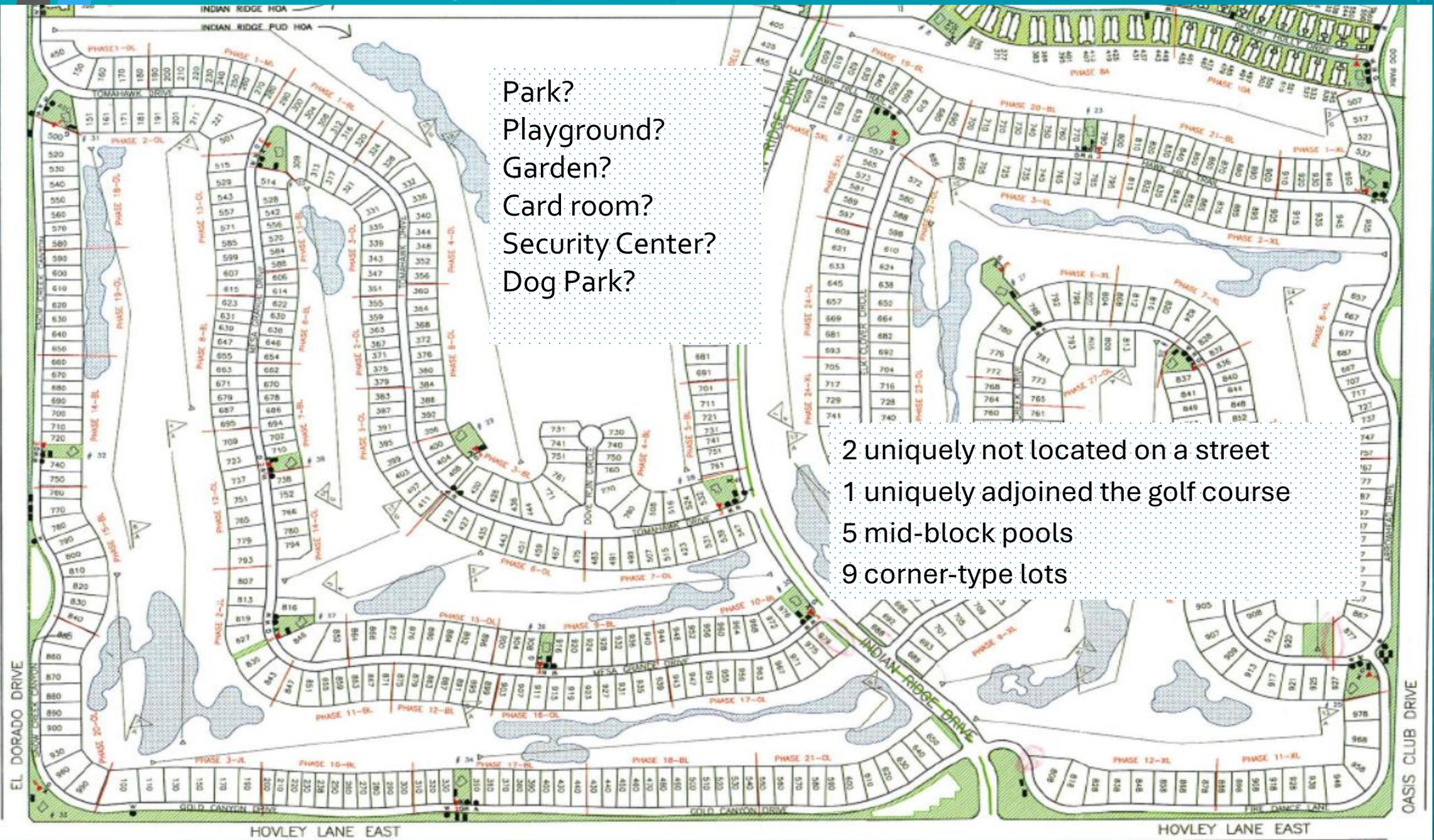
NUMBER OF UNITS	601			End of Year			Revenue		
MONTHLY PUD DUES:	\$619	Year	100% Funded	End of Year Balance	Percent Funded	Contribution Annual	Contribution /unit/mo	Interest Annual	Spending Annual
Assessment Income		2025	\$6,618,883	\$4,346,000	65.66%				
30005 - Assessment Income	\$3,642,074	2026	\$7,134,522	\$4,884,939	68.47%	\$650,829.84	\$90.24	\$178,889	\$290,780
TRI PARY INCOME	\$822,168	2027	\$7,171,597	\$4,948,740	69.00%	\$670,354.74	\$92.95	\$181,828	\$788,382
Other Income		2028	\$5,820,052	\$3,614,547	62.11%	\$690,465.38	\$95.74	\$131,475	\$2,156,134
30020 - Architectural Fees	\$9,000	2029	\$4,560,067	\$2,360,595	51.77%	\$711,179.34	\$98.61	\$81,797	\$2,046,928
30200 - Misc Income	\$19,500	2030	\$3,258,088	\$1,052,703	32.31%	\$732,514.72	\$101.57	\$30,217	\$2,070,624
30900 - Late Fee Income	\$2,400	2031	\$3,213,032	\$1,000,268	31.13%	\$754,490.16	\$104.62	\$25,675	\$832,600
33000 - SIRIT Tag Income	\$12,000	2032	\$3,072,190	\$851,896	27.73%	\$777,124.86	\$107.75	\$19,607	\$945,104
TOTAL INCOME	\$4,507,142	2033	\$3,514,186	\$1,291,186	36.74%	\$800,438.61	\$110.99	\$35,434	\$396,582
75100 - Reserve Allocation	\$650,830	2034	\$3,985,487	\$1,766,109	44.31%	\$824,451.77	\$114.32	\$53,563	\$403,092
20330 - Tri Party Dues	\$822,168	2035	\$4,117,434	\$1,905,392	46.28%	\$849,185.32	\$117.75	\$59,136	\$769,038
TOTAL EXPENSE	\$4,507,142	2036	\$4,533,414	\$2,334,522	51.50%	\$874,660.88	\$121.28	\$75,020	\$520,552
NET INCOME	\$0								

Committee Findings

- No quantitative data for pool or spa usage is available
- Did not gather usage data
 - Privacy concerns
 - Changing demographics
 - Focused on long term
- Recent surveys indicated 60% of owners use neither the pools nor the spas
- The pools have posted capacity of 803 (46-49 each)
- The spas have a posted capacity of 187 (10-13 each)
- The committee's conclusion was that the PUD has abundant capacity in 17 pool complexes which are being significantly underutilized
- The cost of each pool is more than \$60k per year
- Repurposing pools is both feasible and financially attractive

Park?
Playground?
Garden?
Card room?
Security Center?
Dog Park?

2 uniquely not located on a street
1 uniquely adjoined the golf course
5 mid-block pools
9 corner-type lots



Repurposing

- Each of the 4 types of lots has different repurposing attributes
- Wanted to avoid trading one underutilized asset for another underutilized asset
- Maintain balanced pool locations throughout the community
- Considered both recurring and non-recurring cost
- Minimize disruption

Repurposing suggestion 11-11-2025



Repurposing suggestion 11-11-2025

Transfer 2 golf-course pools (Complexes 27 & 29) to Indian Ridge Country Club

- \$1,006,620 savings over the next 10 years (net of decommissioning costs)

Sell 5 mid-block Pools (Complexes 23, 32, 34, 36, 38) for new home construction consistent with our governing documents.

- One-time proceeds between \$1.0 – \$1.75 million
- \$2,966,550 savings over 10 years
- \$412,950 in new monthly dues revenue over 10 years

Results if both options are combined

- Retain 10 pools evenly spaced throughout the community
- \$4,445,451 total net savings over 10 years
- \$1.0 – \$1.75 (pretax) million one-time proceeds

Key Concerns

- The pools are affordable BUT
 - Price vs. Value is quite different
 - Waste of money and environmental resources is concerning to some
- Is removing pools fair to everyone?
 - Simple answer is no, not always for everyone
 - ✓ Less pools would be less convenient for some homeowners
 - ✓ Less pools would be more disruptive to others
 - The committee failed to find any (compromise) options or set of options that were satisfactory/fair to all homeowners – including the status quo
 - What is the right balance?
- Are the long term monetary and environmental savings worth the disruption?
 - That's the key question!

Committee Recommendations (updated)

- Reduce the number of pools in the PUD.
- A better-balanced use of common property, to include parks/open space, is probably in the long-term best interest of the community from an appeal, cost and environmental perspective
- The committee suggests letting the homeowners decide **IF** some pools should be repurposed

Updated Repurposing Suggestions

If the owners (in general) want to repurpose some pools, the committee would suggest the Board proceed with a phased approach over several years such as follows:

- Transferring #27 & #29 to the Club in 2026
 - Saving \$1,006,620 over the next 10 years
- Consider a joint effort with the Club for #33 in 2027
 - Saving about \$295-355k over 10 years
- Convert one or two pools into open area parks in 2027-2028
 - Saving \$330k-\$780k over 10 years

Explore sale of other lots for new home construction in 2029 and beyond

- Save \$593⁺k over 10 years per pool
- Generate \$82k in new dues over 10 years per pool
- Generate \$200k-\$350k per pool
- Would require approval of 301 members in a new vote (if > 5%)

Next Steps

- Homeowner feedback to Jeri, gm@irhoa.com, by January 16
- Ad Hoc Committee to consider comments from the town hall meeting and provide final recommendations to the Board
- Special Board meeting on January 20 to finalize member voting procedure
- Proceed with voting week of February 2
- If disapproved, committee is terminated, and further action ceased
- If approved, final legal documents will be prepared as required and subject to Board approvals
- The PUD Board proceeds with repurposing with consideration to the committee's recommendations