

**Notes from Meeting with CVR Development**  
**Topic: Modifications to Recreation Center**  
**8/4/08**

Gregg Brown, Managing Partner of Crystal Valley Ranch Development Company called a meeting of all HOA board members to discuss modifications to the design of the Recreation Center. Also providing information was Chris Haugen from White Construction Group, who is building the pool and Center. Following are my notes from the meeting, which was attended by myself (Krista Zizzo) and Stefanie Uhl from the Painters Ridge HOA. Board members from Antelope Ridge (Mark, Jen and Betty Hackett), Windflowers (John Dietrich) and the Centex Homes were also in attendance, as was John O'Connor, Property Manager of the CVR Master Homeowners Association.

The elevation modifications are being proposed because four years ago when the Recreation Center was designed, only a lap pool was planned to be built for aquatic enjoyment. As time has passed, it has become evident that homeowners' expectations will be such that an aquatic facility for children will also be necessary. A sizeable children's pool, featuring zero-entry and several water play features, has been planned – increasing the cost from the 2004 plans by \$109,000. (The original cost of the lap pool was budgeted at \$290,000).

To accommodate this additional amenity, the following changes in the exterior elevation are proposed, which will be cost-saving measures that provide funds for the enhanced pool. These modifications have no impact on the size or original plans of the interior of the Center.

1. The removal of two of the barrel-vaulted side entrances.
2. Switching the material for remaining barrel-vaulted entrance roofs from metal to asphalt shingles.
3. Modifications to the exterior stonework to match existing monumentation within the community, including the removal of the stone fireplace work visible on the exterior.
4. Elimination of the terraced retaining walls to the side of the Center.
5. The reduction in number of exterior lights.

Additional notes on modifications:

1. Regarding the side entrances, the entrances will remain intact, but the aesthetics of the barrel-vaulted entrances is being removed. One side entrance leads to the “warming room” (kitchenette) and the other is a secondary entrance to the Fitness Room.

3. The exterior stonework modifications include other aesthetic changes – removing the stonework for the interior fireplace and removing several antique lanterns that were planned for. The lanterns were not used for other monumentation within CVR, so they are no longer relevant to the design of the Recreation Center. The interior fireplace will still be a functional gas fireplace, but there will not be stonework on the outside that call attention to it and make it look like a wood-burning fireplace's chimney.

4. The terraced retaining walls are no longer needed, as the site is not as sloped as originally thought. These retaining walls would have “hidden” the building’s “mechanicals,” which will now be screened with landscaping.

5. There were originally 30 lights planned for the exterior and parking lot. This has been reduced to perhaps 6, so that the Center is not “lit up like a baseball field.”

**Each HOA in attendance (Painters Ridge, Antelope Ridge, Windflowers and representatives from Centex Homes) was asked to provide Brown with a letter approving the elevation changes. The Town Building Department has requested the letters before they will approve the building permits for the Center.**

Brown noted his construction timeline. By 8/15 the curb and asphalt work will be completed. By 9/1 all site work will be completed and White Construction will begin building the Recreation Center. This is all contingent on the Town’s permitting process.

Additional information about the Recreation Center:

Brown agreed to provide us with floor plan and renderings to share with our homeowners when the project has been approved by the Town. A visual review of the plans for the Recreation Center shows the following features:

Interior (Recreation Center)

- A foyer/lobby and “check in” area.
- A large multipurpose room (approximately 26x40 feet) with a gas fireplace with stone surround, areas for tables, chairs, couches.
- A smaller meeting room/library (approx. 13’7” x 11 feet).
- Men’s and Women’s locker rooms, which include bathroom stalls, showers, sinks, lockers.
- A fitness room (approximately 36x32 feet). Fitness equipment TBD.
- A “warming room,” which is a residential-style kitchen. According to Haugen, if it is called a “kitchen,” it would have to have a commercial-grade kitchen installed, complete with a range hood and exhaust. The intent is for the area to be used to “warm” food, not actually cook it. There is a pass-through window so this area could be used as a “snack bar” or used for meetings/events where pre-cooked food was brought into the facility.

Exterior (Pool Area)

- A four-foot gas fire ring for residents to sit around.
- For shade, a covered veranda that comes out from the building approximately 8’10” deep. There is another 14 feet of deck to the pool.
- The pool area features a “pool house” which will have outdoor bathrooms. This will eliminate the need for wet swimmers to re-enter the Rec Center to use the indoor facilities.

- The children's pool will be approximately 50% larger than the children's pool at Founder's Village, which was also built by White Construction. It will include water spray features, water play equipment and a large spray fountain that will be visible from the front entry.
- The lap pool will have three lanes and be approximately 77 feet x 30 feet. It is not a "competition size" pool and does not feature a lip on the edge that "recycles" the water as it sloshes out of the pool. (Like the main pool at Butterfield Park). That feature is used in a larger pool to minimize wake from swimmers during competition and is not needed for our smaller pool.
- The two pools are connected – it's really one pool that flows from one to the other, but the design will separate the children's pool area from the lap pool.
- The pool is heated.

The blueprints show 70+ parking spaces (plus 8 handicapped parking spots) that will be built initially and space for additional parking to be added later if needed.

The blueprints also show the following space reserved for future additions to the Recreation Center:

- A second pool
- Three tennis courts
- One basketball court
- An amphitheater
- A large multi-use sports field
- Additional parking

Other notes:

CVR Development is building the pool, but the CVR Master HOA will own and maintain it.

The facility will be staffed with lifeguards, front desk and cleaning staff.

The fees for the Rec Center are still to be determined. John O'Connor will be helping out with this later this fall. They will look at other HOA/Community pools and keep costs similar to what others in the community are paying.

It was asked how much is in the CVR Master HOA reserve funds to pay for ongoing maintenance of the Rec Center. John O'Connor stated that there is approximately \$40-50,000 in reserves, but those funds are for the upkeep and maintenance of the fencing in CVR. As this is the only item that the HOA maintains, a Reserves Study has never been conducted. When this facility is completed, one will need to be done.

We discussed the need for shade structures. Brown said that they will be installing the concrete "pads" for future installation of permanent shade "sails." These are not currently in the budget. Brown heard our concerns that these be included in the construction of the

pool's outdoor area, but they may ultimately become a financial investment that the CVR HOA has to make.

We also discussed the amount of "deck space" that is available for lounge chairs and area for residents to sit, lay down their towels, etc. when using the pool. The artist's renderings do not show a lot of space around the pool, but there is a very large grass area near the pool. The renderings were done by the building's architect and were drawn with the building as the primary focus, so the pool and surrounding deck area are probably not to scale. Although this large grassy area appears to be where people would put their towels down, I am skeptical that the Town would allow that much grass. I voiced a concern that if this area was changed to be xeriscaped landscaping, they should consider where pool chairs/lounges will be able to be placed. Children can't put their towels down on rock and mulch, if it is not going to be a grassy area.

Respectfully submitted,

Krista Zizzo, Secretary  
Painters Ridge HOA