Village at Lake Chelan HOA
Emergency Board Meeting Summary – March 12, 2026

The Village Board of Directors held an emergency meeting on March 12, 2026, to address issues discovered during the ongoing pool renovation project. All board members were present and a quorum was established.

The meeting was called to order at 5:30 p.m. Board President Kelsey Zalewski summarized the issue. During the demolition phase of the project, the contractor discovered that the pool contained two layers of plaster instead of one, which made removal more difficult and increased the amount of debris that must be disposed of. After removing the plaster and tile, a significant crack was discovered along the border of the pool.

The contractor reported that the crack is located in the bond beam, a reinforced structural component at the top of the pool that supports the pool deck and surrounding structure. It was also determined that the pool was originally constructed without coping (the protective edge typically installed around the perimeter of a pool), which normally allows for movement between the pool shell and surrounding deck during freeze and thaw cycles.

According to the contractor, the absence of coping may have contributed to the cracking and to the settling that has caused the pool skimmers to shift. Repairs to these structural components will be necessary to ensure the long-term integrity of the pool.

The reserve account contains funds designated for major repairs such as this. The Board determined that the repair constitutes a necessary structural repair to a major Association asset and that the Association's reserve funds, which are designated for major repair and replacement projects, are the appropriate source of funding. Due to the urgent nature of the structural repair and the potential for further damage if work was delayed, the Board determined that proceeding with the contractor currently performing the work without obtaining multiple bids was in the best interest of the Association.

A motion was made and seconded to authorize Chelan Hot Tubs & Pools to proceed with the necessary structural repairs to the pool at an estimated cost of approximately $40,000, to be funded from the Association's reserve account. The motion passed unanimously.

The meeting adjourned at 5:43 p.m.

Barbara Sovde
Secretary