

Update #2 July 23, 2023

Dear Camelot HOA Residents:

As we advised a week ago, we want to continue to update the community regarding the pool situation and the resident meeting being planned.

Pool

- **The pool will remain closed for the remainder of the summer/season.**
- Unfortunately, the pool is still leaking. It is a slow leak but still leaking.
- Initially, the biggest loss were two cracked pipes in the floor which American Leak Detection fixed.
- As reported in the last update, after July 4 we found we were still losing water at 3-5000 gallons per day (versus the 5-10,000 gallons before the fix).
- The skimmers are cracked, so it was decided to let the pool continue to lose water until it "stopped"; however, the water is now well below the skimmers/skimmer outlets and the pool continues to leak at around 1-3000 gallons per day which indicates bigger issues.
- The company that designed and built our pool does not do this type of work anymore.
- The challenge with our pool is that there are only 3 large pool companies in a tri-county/northern Ohio area who deal with non-residential (Subdivision/concrete) pools. The companies that put pools in your residential backyard do not do subdivision pools.
- This has made getting a root cause analysis very difficult because none of them have time this year to meet with us – let alone fix it all. One advised they will not have time until this time next year!
- Rather than continuing to band-aid the pool and waste more and more money to guess the problem and try to salvage the season, it was decided to close the pool until a root cause analysis can be done. This closure will also allow us to save money that can be used toward repair/replacement as needed.
- In addition, the entire heater needs to be replaced – it was unable to be fixed despite the best efforts.
- The pool is 20+years old. As everyone has noticed/commented there is much to fixed and in some cases overhauled.
- A decision of this magnitude needs to be investigated, estimates for repairs received and options/costs presented to the residents. As a community we need to decide how to proceed. There is no quick fix here.

Resident Meeting

- Per HOA law, the Board needs to give residents no less than 10 days notice of an important meeting.
- The venue should be secured early this week. At that time we will advise the date/time/location of the meeting. The meeting will most likely be on a Sunday, late afternoon to ensure maximum attendance.
- Communication of the meeting will be done via: signs at both entrances, Facebook, website and door to door notification.
- We ask that you make the time to attend this important meeting. We will review our budget, our reserves, and other key items (pool, pond and sign) at the meeting.
- This will be an adult only meeting.
- We will also be soliciting questions prior to the meeting to try to answer them in our presentation. These questions may be sent to camelothoacommittees@gmail.com starting this week.

Should you have any additional questions, you may reach out to any of the Board members. Thank you.

Camelot HOA Board

Rodd Torbert – President

Craig Umland – Vice President

Allison Combs – Treasurer (Mike Morales resigned; appointed to finish term)

Lauren Okowita – Secretary (Corey Barnes resigned; appointed to finish term)

Rob MacGregor – Member at Large