

Special Board Meeting to Discuss Pool Opening during COVID-19

A Zoom meeting to discuss the risk and potential of opening the pool will be held on Monday June 15, 2020 at 6:30 PM. Go to www.BWFOA.org to find login information to join the Zoom meeting. This meeting will be conducted with as any regular meeting and will end at 7:10 PM. This is a special meeting with only one topic. Normal board business will be conducted at our next regular meeting. President will recognize a Director and turn on their speaker. Each Director will have 3 minutes to speak so that each has equal time.

6:30 PM	Zoom meeting starts at 6:30 PM sharp
6:30	3 minutes presentations (without discussion) for each Director
6:50	General board discussion
7:00	Vote on 'prepare to open' then discuss next steps
7:10 PM	Adjourn meeting

President's Message by Kathy Taylor

To Open the Pool or Not

Is it safe to open the pool, the gem of our community? To me it isn't a matter of desire; it's a matter of cost and risk. Our attorney, who specializes in HOA and COA, advised that it is a risk to open, it would be very expensive to follow the Governor's guidance and that most of his clients were not opening. Our insurance agent told us we are not covered for COVID-19. Some of our board members are willing to take the risks; some of us are not so sure.

Until Governor Brown and Clackamas County announce Phase 2 and explicitly states that pools such as ours can open, BWFOA cannot proceed. Our discussion at the June 15 meeting is to consider risks and our options. Actual opening is dependent on what **phase** we are in. This week the Governor actually halted the move forward as our state has increasing numbers of COVID-19 cases. This may be an ongoing occurrence of two steps forward and one step back for some time.

BWFOA Board should not ignore the risk to our members' health and perhaps significant legal and liability issues if we open the pool. Here are some of the many consideration and challenges to opening:

1) Risk

- a) The findings, published in Annals of Internal Medicine, suggest that asymptomatic infections may account for as much as 45 percent of all COVID-19 cases, playing a significant role in the early and ongoing spread of COVID-19.
- b) Our insurance policy EXCLUDES coverage for COVID-19.
- c) If someone gets COVID-19 and believes they got it at the pool, could we be held liable? In any case, we may have to defend against a lawsuit. Legal fees would be expensive.
- d) Legal fees would be borne by all members, not just those who use the pool.
- e) Can we justify opening the pool with these risks?

2) Expenses & Additional Costs

- a) Should we spend association funds now in preparation to open?
- b) Opening means two additional full-time staff, in addition to lifeguards, for all hours the pool is open. Can we afford additional staff?
- c) Can we afford a contact tracer services, if needed?

- d) Should we limit hours to reduce costs?
- e) Should we only open the pool only on days forecasted to be over 70° with no rain.
- 3) Additional Staff for Maintenance & Monitoring
 - a) Hire maintenance employee(s) to frequently (constantly) clean furniture, bathrooms, gates, handrails and set up marked radius around furniture.
 - b) Hire monitor(s) to check people in and out to enable contract tracing.
 - o Our voluntary sign-in is not an option; it is well known that people failed to sign in or out in the past.
 - o No keys will be issued because we cannot enforce COVID-19 protocols without a monitor.
 - c) The monitor must ensure physical distancing is maintained and masks are worn unless in the pool (children under 5 excluded).
 - d) Number of new employees will depend on hours of operation.
- 4) Contact Tracing Protocols
 - a) Design and implement an effective contact tracing protocol.
 - b) Each and every person coming into the pool area needs to be logged in and out with time/date.
 - c) Do we hire professional contract tracers if needed? Could we find, and afford, such a service?
- 5) Keeping a Radius
 - a) A marked 12' radius around furniture is necessary. (6-foot each direction)
 - b) Does that mean furniture cannot be moved? How do we prevent that? Or accommodate it?
 - c) What about tables? One table with chairs needs a 20'-24' radius. One family group would probably require about the same radius.
- 6) Pool Access
 - a) The number of people allowed in the area will be closely monitored and significantly fewer than in the past, which will inevitably cause conflict and complaints.
 - b) With fewer people at the pool at one time, do we set time limits so that everyone gets some time at the pool?
 - c) Do we set up a lottery or other method to manage member's frequency of attendance?
 - d) What is a safe number of attendees? Do we count by person or family group?
 - e) Will we allow any guests? Should members get preferential access? How do you schedule that?
 - f) Will everyone need to sign up in advance? What method will we use? On-line, paper or telephone a scheduler? What about members who don't use computers?
 - g) Who will deal with the inevitable anger and complaints? It is not fair to place this burden on our young employees. Should a pool committee or board member be on-site? On-call?
- 7) Activities
 - a) Personal items such as pool toys, food, drink will be limited. Or, prohibited?
 - b) Pool parties, swim lessons and water aerobics have already been cancelled.
- 8) Penalties
 - a) Failure to follow these rules would result in seasonal exclusion? just a warning?
 - b) Can or should we put the burden of enforce all these rules on a young person?

Everyone wants to open, but not at the risk to our friends and neighbors. I hope you keep an open mind and support the board in this difficult decision.

What if We Don't Open the Pool – I'm checking our service providers to see if there are any major projects that we might consider, primarily major pool equipment or infrastructure. Some of the original pool equipment is going on 40 years old. If we don't open this year, then funds budgeted for operating expenses could be diverted to upgrading our pool. This preempts a special capital assessment in the future. Anyone with insights or suggestions should contact me or any board member.

Non-Pool Topics

Great Neighborhood – First and foremost, I hope you and your families are doing well as you sequester at home. During my day at home, I've observed some good things, starting with all the kids playing outside, riding bikes and laughing out loud. Many of us are walking circles around the neighborhood, Bryant Natural Area, Albert Circle and Tualata. I feel fortunate to live in such a wonderful place which is a silver lining in this difficult time.

Cancelled Events – So far, we've canceled the Easter Egg Hunt and Garage Sale. The 4th of July event is also cancelled. The board held two monthly Zoom meetings; and that may be the fate for the Annual meeting. Voting is already mail-in, so that works in our favor.

Local Support – To end on a happier note, I hope you're supporting our local businesses. A wide range of options for take-out food is available from our fancy restaurants, fast food and everything in between. The last couple months we've taken a world tour – Italian, Mexican, Thailand, BBQ country, seafood, pizza, cutting edge, traditional, homestyle and fancy. All just minutes away.