



HARBOUR TOWNE OWNERS' ASSOCIATION

REPORT ON SPECIAL MEETING AND VOTE REQUEST

A special meeting was held on Saturday, June 5, 2010 in the Harbour Towne Clubhouse at 9:00 am. The purpose of the meeting was to present and discuss a proposal to refurbish unsightly and potentially dangerous stair towers in the complex. After the discussion a vote was taken to reallocate the unused portion of the line of credit originally established to install the breakwater. If reallocated, the funds will be used to pay for the initial phase of stair tower refurbishment project. The unused funds are approximately \$140,000. That amount is possibly enough to refurbish up to ten towers.

The steel and concrete stair towers are a growing problem for Harbour Towne. The concrete in the landings traps water and ice melt chemicals, which are causing the concrete to deteriorate. Also the water and chemicals are causing the steel to rust, producing unsightly metal surfaces and rust stains. Further, the concrete landings are not reinforced and, once deteriorated, may fail, causing a safety hazard.

Over the past few years there have been two pilot projects to resolve the problem. On the towers at the lower pool, the concrete landings were removed and precast concrete pavers were installed, but nothing was done to treat or replace the rusted steel. At the E 900 center tower the pilot involved replacing the rusted metal, replacing the concrete landings with a fiberglass product and finishing all the metal with three-part epoxy paint system. Unfortunately the E 900 approach was prohibitively expensive when you consider the possibility of eventually refurbishing as many as twenty towers.

Over the past few months the Board and Ron Pressley have worked to refine the project and develop an approach that is cost effective and will resolve the problems presented by the deteriorating stair towers. We propose to remove the concrete landings and any deteriorated steel. Then the towers will be rebuilt using precast concrete pavers for the landings. Any rusted steel that remains will be cleaned to bare metal and all metal will be painted with the three-part epoxy system. We feel that this approach balances the need for safe and presentable stair towers with the need to control cost. The advantage of the precast pavers is that they can be unbolted and removed for replacement or to service the steel underneath. Gaps between the pavers will allow water and chemicals to drain away from the concrete and steel. The epoxy paint system has already proven that it controls rust. The total cost is approximately \$13,000 per tower.

Following the E 900 center pilot in 2008, an engineering survey identified five towers in need of refurbishment. These are E 400/E 500, W 100/W 200, W 500/W 600, W 600/W 700 and W 700/W 800. These five will be included in the initial phase of refurbishment. Also, the rust at W 100 pool tower needs to be addressed and will be included in the initial phase. In addition the towers at E 700/E 800, W 300/W 400, and W 1200 center have been discussed but no decision has been made as yet. The Board will undertake a review of all remaining towers to determine which towers will be included in the initial phase of refurbishment.



Granted, we cannot deal with all of the remaining twenty steel towers at this time. However, this will get us over the hump, in the sense that the worst towers will be refurbished. Eventually some means of dealing with the remaining towers will need to be established, but that may be several years off. When the time comes the Board and the Long Range Planning Committee will identify an appropriate approach.

As stated above, the unused portion of the breakwater loan commitment is about \$140,000. Allowing for contingencies like additional steel replacement, \$140,000 is enough to refurbish the five towers identified in the 2008 engineering survey, to deal with the rust on the W 100 pool tower, and refurbish possibly four or more additional towers.

The vote request before you is to reallocate the unused funds, approximately \$140,000, from the breakwater project to stair tower refurbishment. The loan will be repaid out of the maintenance reserve budget allocation (currently earmarked for the stair towers) and will not result in a special assessment for this initial phase of stair tower refurbishment.

The special meeting was recessed after the owners in attendance cast their votes. At that time seventy owners voted to approve the reallocation. Ballots are being mailed to all owners who did not vote, either in person or by proxy, during the meeting. This report is being posted on the Harbour Towne web site to keep you informed. Also, this report will accompany the ballots we are distributing by mail. If you receive a ballot, please fill it out and return it by Friday, June 25, to:

Reallocation Vote
Harbour Towne Executive Board
100 Harbour Towne Dr.
Lake Ozark, MO 65049

Remember, your vote is important. The Board urges you to participate in this important decision by completing and returning your ballot.

The special meeting will reconvene on July 2 at 3:00 pm in the Clubhouse to count the ballots. We will announce the results at that time and post them on the Harbour Towne web site.

Thank you and enjoy the summer at Harbour Towne!

Steve Bradbury, President
Harbour Towne Executive Board