

Special HOA Meeting, June 10, 2023
Specific to addressing Groundskeeping

Present:

Treasurer: Kat Garrido

Secretary: Valerie Atchison

Director: Evan Archerd

Director: Erin Douglas

Director: Bram Larrick

Director: David Spinney

Treasurer's Report

Current Annual Income: \$34,992

Quarterly: \$ 8,748

The Playground fund as of 4/30/2023 is: \$900 (all donations)

Anticipated costs will include: fees for Walsh (includes tax preparation), Utilities, legal fees, Insurance, Web site, discounts on HOA dues for early payment.

8% of HOA dues will be transferred to the Reserve Account monthly

All cities will no longer be an expense

For a total of \$4,940—this does not include Groundskeeping.

Using the current Groundskeeping cost, the projected quarterly expense for Groundkeeping is \$7,800.

This leads to a projected Quarterly Deficit of \$3,992.

HOA dues would have to be increased from \$54/month to \$79/month to cover this projected deficit.

Groundskeeping

David pointed out that there are two issues: 1) there are lots of irrigation leaks, and 2) Edgar is leaving on June 20th, and we need someone to take over now.

Bram suggested a short-term hire so that we can take the necessary time to vet and consider the various contractors bidding on the job.

We have paid Edgar \$4,500 for 4 months. He will be billing us for work he will be doing over and above the contractual monthly fee of \$2100.

Erin proposed we interview Leonard of Oliva Landscaping. He was recommended by a contact at Leave Your Mark. Leonard has bid at \$3,000/month, and this would include the care delineated in the CC&Rs, e.g., aeration and fertilizing lawns, tree trimming, irrigation. Leonard is also willing to attend HOA Board meetings. He will meet with Bram tomorrow. Leonard has great reviews and can do everything we need. He seems to really want to work with us.

Erin has also looked into Ashland Property Management and will introduce Kat to them.

David said that two irrigation contractors are coming to bid on the irrigation redo for the parking strips, and that the cost should be covered by the Reserve Fund.

Home irrigation maintenance is a separate issue.

Evan said that Total Irrigation did the original installation of irrigation on Clearview, therefore, they would be somewhat familiar with the system.

David will contact them and say that Evan referred them.

Bram pointed out that the irrigation system does not accommodate the current situation. We need to know what actually needs to be done, e.g., pop-ups, emitters, etc., and what the bid includes.

The mini clover is not establishing in the parking strips, and the strips are full of weeds. All of the strips have different plantings. The important thing is to protect the health of the trees. When Bram talks to Leonard tomorrow he will present the problems and ask Leonard how he would deal with them.

Valerie said that we need to mulch the tree roots. They are exposed and getting too hot and unfortunately are seeking surface water instead of sending deep roots. Mario Vaden said that he was willing to do a walkthrough at the end of the month to survey the trees. He emphasized that rock is not a good choice for protecting the roots because it gets hot, and stray rocks in the roadway become projectiles when a car drives over them.

Evan recommended that we have weekly meetings for the next few weeks while we settle on contractors.

Kat said that weekly meetings make good sense. They can be shorter and focused on vetting the potential contractors while we engage a short term contractor to cover us.

David made a motion to hire Forrest on a 30 day contract as a stop gap.

Discussion:

Bram recused his vote because he knows Forrest socially.

Erin wondered if it would be preferable to hire Alpine.

Bram said that the person taking over in July would not be considered to be permanent, and we would be getting on any other company's schedule, and it would appear to be a commitment on our part.

Erin thought that it made sense to go with someone we are likely to hire, and then we would be on their schedule—this time of year it is difficult to find a contractor. Erin would prefer to work with an established contractor.

David said that some of the bigger companies would not be willing to start without a commitment.

Valerie said that Forrest would be a stop-gap while we take sufficient time to consider the permanent hire.

Evan asked if Forrest has the horsepower. Could things go further downhill with him?

Bram responded that he has known Forrest for years and that he is a man of integrity. He thought that it was a good sign when he interviewed Forrest that when told we were currently paying \$2100/month, Forrest and his partner evaluated the situation and came back with a bid of \$2700, indicating that \$2100 was unrealistic considering the amount of work required. They noted that there was pruning that needed to be done. We could also extend with them through the summer, if necessary.

Motion carried.

4 yes: Kat, David, Valerie, and Susan by Proxy

2 No: Evan and Erin by Proxy

Recused: Bram

Bram clarified that we will go with Forrest temporarily while we contact additional contractors and vet them.

We will meet next Saturday, June 17, at 10 AM.
End of meeting.