

Fountain Greens Patio Homes HOA Board Meeting
Minutes
May 13, 2020

Present: President Karen Huntington, Treasurer Christy Minnick, Secretary Judy Brock, Management Representative Chelsea Ashley, and WD Yards owner Bill Christensen.
Absent: Tom Buick, Board Member.

The meeting was convened at 2:30 PM with the express purpose of resolving some of the issues and expectations for WD Yards regarding routine lawn services and repair of member irrigation systems.


WD Yards had provided a list of irrigation malfunctions and repairs either performed by WD staff or yet to be performed. Forty-five of the current units required some kind of irrigation maintenance. WD had not previously provided lawn and irrigation services to the Patio Homes and did not realize that owners have typically paid their own individual irrigation maintenance and repairs. Bill and Chelsea report they have been in daily contact about how to deal with the numbers of such maintenance needs requiring significant time on their part, and residents have reportedly been unhappy with some of the services. This being the first year for WD to care for lawns in the F. G. Patio Homes, it was deemed necessary to come to an understanding between the HOA and WD Yards, so that home owners, contractor, and HOA board members would know what to expect in the future.

After considerable discussion about typical irrigation maintenance needs and costs, and the effect it might have on the appearance of Patio Homes neighborhood should irrigation malfunctions not be addressed in a timely manner, the board proposed and approved the following motion: It was moved that the Association would cover all irrigation repairs for the current contract year to keep the current irrigation systems operational; and that WD would contact the HOA for any single irrigation repair over \$500.00. (Motion - Karen, Second - Christy, Motion Passed) In the fall, the Board will review the impact on the Association budget of covering the irrigation maintenance costs and financial feasibility of continuing to do so in the future.

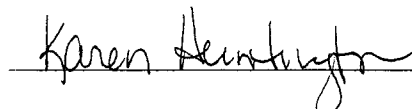
The HOA Treasurer requested that Bill Christensen reconsider the proposed 30% mark up on materials and the \$65 per man hour to repair irrigation issues given that he would not now need to contact each homeowner for authorization to proceed with and bill individually for such repairs. Bill indicated he would be willing to reduce both mark up and hourly, and will call Christy Minnick in the next few days to confirm.

It was further discussed that next year's contract should include more weekly mowing than bi-weekly. Per the contract, aeration will be done only once this year. Aeration, mowing, and fertilization will be performed the week of May 25th, and Karen will post notices on the mail boxes so owners know when to expect WD workers to access their yards for these services.

The meeting was adjourned at 3:45 PM.
Respectfully Submitted,



Judy Brock, Secretary May 18, 2020

, Karen Huntington, President

Christy Minnick, Christy Minnick, Treasurer

Tom Buick, Tom Buick, ACC Chair