

SUMMARY OF SPECIAL BOARD OF DIRECTORS MEETING
February 27, 2018

The meeting was moderated by an owner who has been a past board president and homeowner for 44 years. He stated that the meeting's purpose was, as he read:

1. "Provide Board members and homeowners an opportunity to present, discuss, and resolve issues and concerns that have withdrawn key stakeholder support for the project.
2. Identify the individuals with the best skill set and knowledge to manage the slope project going forward.
3. Develop a mutually acceptable process for how homeowners' issues and concerns are communicated to the Board, the frequency, forum and manner by which those issues and concerns are reviewed, discussed and responded to."

OPEN FORUM

An owner stated that he and Phil Klein met with Tony Lawson of ADL before this meeting. They determined that many tasks of ADL contract were not accomplished by the deadline required. The focus of the contract changed but the Board did not document any of these changes. The estimates that were first provided by ADL were bogus. Al Benner implied that ADL should refund some money.

Bill MacConnell stated that Tony Lawson of ADL was asked to generate three options and multiple Photoshop renderings of the slope photographs for the June 2017 Annual Board meeting presentation which were not part of the original contract. Also, he did not anticipate the number of meetings and politics that he encountered with the HOA.

An owner stated that he did not go to the ADL office of Tony Lawson uninvited.

Erwin Willis took responsibility and apologized for not documenting changes in the scope of the ADL contract. He noted that our HOA does not have a management company, like most HOAs, and the Board members try to do everything that a management company would do. He noted that the Board had recently researched the cost of a management company and found it to be \$20,000 to \$30,000 per year.

An owner read the statement in the February 2018 Newsletter: "*Sandy Punch and Mario Martinez's ... alternative bid had a much lower cost estimate than the above-described bids, however, it did not resolve the deficiencies that have been noted in our irrigation system since 2010.*" He had managed the slopes for dozens of years and stated the deficiencies were previously repaired. The 2010 irrigation system issues were largely taken care of. He said that the newsletter statement was made without research and stated that the expensive controllers proposed by ADL were unnecessary.

Erwin Willis acknowledged this fact but noted that there may be an exception in the case where a sufficient number of wires were not in place to allow for additional valves to be installed which may be the case in some of the areas of the HOA. The more expensive controllers would allow multiple valves to be controlled (addressed) using existing lines. Erwin Willis also read from the 2010 report and noted that all of the items from the report have not been corrected.

An owner requested transparency in the decision process. He stated that we do not need weather-adaptive controllers and that the sprinkler system could be managed without expensive controllers as Mario has done so in the past.

An owner provided a handout which detailed irrigation work proposed by herself and Mario's in their Alternative II bid. She stressed that the expensive irrigation controllers (>\$8500) were not necessary. She also conveyed her frustration with the fact that recommendations and concerns that she presented at Board meetings were not being considered and were not recorded in the meeting minutes. She asked for a working group to be formed regarding planting options and plant locations but it never happened. She talked about several flaws in the ADL documents concerning groundcover, plants and trees. She stated that if changes were made to the ADL contract that these changes should have been recorded. She described expensive monthly fees associated wireless controllers.

Erwin Willis responded by saying that at no point in the project had wireless, or weather monitoring controllers ever been recommended, they had only been discussed at some meetings as possible options. They were not required in the ADL bid documents. Sandy refuted this statement.

Ken Ayers introduced himself as having managed a large homeowner's association. He stated that it is important for us to come to an agreement as a group and establish a goal. He stated that the ADL plan gave us a base template sheet in CAD form. He sees the need to improve the Highland Drive slope and the entry monuments areas. He wants to establish a master plan. He wants to hire a trusted landscape architect.

Erwin Willis stated that a quote from Ken's recommended landscape architect was ~\$1250.

An owner stated we need a plan. He said that architects' (engineers') estimates are typically low. He was not surprised that the ADL estimates were low.

An owner stated that people love the lavender Rosea Ice plant and that this ice plant is actually in the ADL plan. She asked why do we need to replace it? Erwin Willis stated that in 2015 the HOA board voted to replace the ice plant.

A participant asked about the HOA borrowing money as a loan. James Llovera said that we are looking into loans.

An owner posed the question of how the board is going to address homeowners' issues at its meetings. Ken Ayers stated that there should be work groups that vet issues before a board meeting takes place.