

2.4.22

Board Committee meeting to vote on landscaper and Budget

In attendance:

Donna Maurer
Carolyn Inhoffer Montes
Ken Metzner
Fred Hess
Dennis Thompson

Absent due to previous commitment:

Terry Burt

Meeting at 5:58 called to order.

We received a revised bid from Evergreen. Donna said it's close to what Fresh Cut probably would have bid had he bid.

Angerman had taxes on both landscaping and sprinklers. Evergreen only had it only on sprinklers. Dennis called for clarification. Greg said the bid holds at \$73,900 including taxes. Mulching of the berms is included. Email correspondence represents these details.

Donna asked Fred for his experience when he was a Board member. Fred stated: his personal experience in his lawn, he had no problem with Angerman. From a Board perspective experience, Fred said there were complaints but nothing big enough to say one way or another to change. He respected that at a big organization like Terry's old company, her feeling about the compliance to the deadline but said we are not like that type of organization, we are not bound to rules such as that.

Everyone stated their respect and understanding of Terry's viewpoint and passion on the deadline topic.

Donna did not have personal dissatisfaction as her husband took care of their lawn. Over the years, it's very much a mixed bag. People complained about Angerman and some praised him.

Ken said we have to choose between 2 less than optimal choices. Ken asked for historical information about the Angerman situation. Carolyn shared the historical information, the dissatisfaction of the Horizon Lane side of Kings Cove, how due to the deterioration of the lawns that so many felt us vs them to the other side of the community, to the point that they were not feeling heard and wanted to separate and form their own HOA. That's when Doranne convinced Carolyn to join the board to get the landscaping back to the quality it was upon purchase.

The Board discussed how we believe residents would feel if we raised dues and then returned to Angerman.

Fred said the only way we'll know about Evergreen is to give them a shot.

Dennis wanted to add a few things why we moved from Angerman to Marrone, in the 2nd year of the contract, Don and the Board had move away from Angerman's sprinkler component, because control towers and timers were falling apart, things began to deteriorate in addition to the poor sprinkler work provided, it cost the HOA almost \$20K to fix. Marrone blamed Angerman, Fresh Cut blamed Marrone. The two biggest complaints about Angerman were the mulch being piled up and the sprinklers. Fresh

Cut did a great job with the sprinklers year 1 and a horrible job on the 2nd year on everything else. Dennis has concerns on Evergreen that the deadlines weren't met and on the taxes component. Overall, he wishes we had a 3rd option and agrees with Donna that the increase will kill us if we do an increase and go back to Angerman.

A vote was taken:

Donna voted Angerman
Terry voted Angerman by email
Carolyn voted Evergreen
Fred voted Evergreen
Ken voted Evergreen

Voting is to move forward with Evergreen subject to a satisfactory revised contract which reflects lime, shrubs, berms and inclusivity of taxes \$73,900 with a deadline of close of business Feb 9th. All feel that this justifies our rate increase to our residents.

The decision on the dues structure is to go to \$680 from \$550. A \$130 increase. In the letter to our residents, we will clearly state that this increase consists of:

\$56 of this \$130 increase, over 50% of the increase, is to meet the requirement for the reserve based on the reserve study to get us where we need to be. This will allow for proactive management of paying for and completing major capital repairs that we know are going to happen, such as the timing boxes in 2022.

The remainder of the increase is to pay for operating costs such as:

- tree trimming formerly not included in the annual budget, but a service expected by our residents but never budgeted for
- signs replacement in 2022
- expected sprinkler repairs in 2022 based on previous years expenses
- anticipated quality landscaping

Dennis to get back to Fred about the size of the flag to purchase.

6:43 meeting adjourned