

# Saturday November 23, 2019 First Class Grass Vendor Meeting

BOD members present: Katie, Mike, Jim, Tony and Chris

Ameritech member present: Keith

First Class Grass member present: Mike

## Projects

### Phase 1: Improvement of entrance

#### Landscaping

Company: First Class Grass bid to be submitted

Scope of Project:

1. Location: Front of property off of Hwy 52 on Canyon to Ecker St.
2. Description:
  - a. Clear back debris and trim trees along back of fence located on west side of entrance (clear back towards Safety town). From beginning of property to Ecker St. Planned for January.
  - b. Remove dead flowers in middle flower beds. Plant new flowers native to FI in spring for easy upkeep
  - c. Ensure sprinkler system is working before new planting
  - d. Remove large succulents and tall grasses
  - e. Cover rocks in flower beds

#### Power Washing

Same vendor will be used before for sidewalks

Chris requested quote for power washing curbs as well, as that is not included in the contract with the other vendor.

Keith received quote on phone by a vendor he has worked with in the past. He quoted \$729 to power wash both sides of street on Canyon up until Ecker. Board unanimously approved. Work was projected to begin the following day and to be completed no later than a week.

#### Painting of monument

Keith asked to get quotes for painting LSR sign and all brown fence bases located in area defined by scope of project.

### Phase 2: Improvement of entrance common area and entrance of TH

Company: First Class Grass bid at future date

Scope of Project:

1. Location: Eckard to TH entrance
2. Flowers added to flower beds before TH gate

## Walk Through

## **Utilities Cables**

Requested Keith to locate all on property and have them trimmed down and covered with faux rocks for example. Will need to do follow up.

## **TH Shrubs**

All shrubs will be cut as a solid hedge and not as individual round shrubs. The hedging of all plants in front of TH owners' windows will not exceed a couple inches above the bottom of the windowsill. The hedges on TH owner's property will be cut in a tiered fashion where applicable.

## **TH Lawn Decorations**

As defined in governing HOA docs if TH owners use decoration on their lawns/shrubs/tress they do so at their own risk. Any landscaping company and the HOA are not liable for replacement of anything damaged.

## **TH SOD**

FCG Mike said when SOD was planted it was flooded due to weather and some homeowners are overwatering the grass as well now. Weeds and fungi are taking over area. Dry areas are noticeable in grass as well. Could be due to dog activity.

FCG Mike offered solution of putting fertilizer in spring to support growth of grass among other ideas. (Do not know if there will be extra cost. Must clarify with FCG.) Board must decide what to do.

## **TH Irrigation**

Every storm the sprinkler system is affected, and some go out. Systemically this should be addressed as the same issue will keep happening.

## **FCG General Guidance Given**

Create list of typical plants/shrubs that need replacing in TH. Then when one goes bad FCG can easily convey replacement cost and get it done efficiently. Also provide standardized list for tree trimming located on TH owner's property, i.e. magnolias. In addition, any plant that needs to be replaced should be photographed and sent to Keith with address to keep him in the loop.

## **Irrigation**

FCG was given okay to address any irrigation issues, however no budget was provided. Need to follow up with Board to determine a way to give Keith and FCG more autonomy in decision making for efficiency purposes.

## **TH towing**

Jim motioned that after 48 hours notice to vehicle for the car to be towed. Mike seconded. This is also explained in covenants.

## **TH common area cut trees still there**

Need to be removed. FCG Mike said he'd follow up and would like opportunity to clarify situation at later date.