

----- Forwarded message -----

From: **Clifford Ulrich** <chip.ulrich@gmail.com>

Date: Tue, Nov 6, 2018 at 12:31 PM

Subject: HOA Board and DRB strategy meeting regarding potential requests for new construction

To: Jan Woods, Alan Elliott, Nanci Stacey

Hello all,

I would like to gather for a strategy meeting regarding two anticipated requests for new construction. I apologize for the last minute planning, but I just heard of this situation last week.

Nanci has agreed to host. We are looking at this Thursday or Friday, 6:45 pm. (November 8 or 9)

Please indicate your availability and day preferences.

Tom, wanted to include you as Secretary. I know your schedule may not permit it, but, great if you are able to join us.

Agenda:

1. update on Harper and Roland properties, and Visionary homes
 - o how to respond to request for beginning construction yet this fall
 - o raising Security Deposit based on current experience
2. Board to discuss adding a vote by the DRB to any DRB decisions and HOA Board decisions on DRB issues
3. I am nominating Nanci, and she has accepted, the position as point person for the DRB with all Owners. We will discuss and vote.
4. Road resurface and repair update

Attendees: Chip, Alan, Jan, Vicki, Tom, Nanci, Dorothy

Meeting called to order by Chip at 7:00 PM, November 9, 2018, at Nanci Stacey residence.

Summary of outcomes:

1. Chip updated on the Harper and Roland properties. He learned recently that Visionary had talked to both Rolands and Harpers about beginning construction yet this fall. He expressed concern for a variety of reasons.

- Even after communication was sent to the parties indicating that we felt Anita was not client, and that we look to the Owners to following our DRB process, he continues to receive calls initiated by Anita regarding both properties.
- responding to these requests Chip provided all parties, the Owners, Anita, and Shane at Visionary with a nine point one page memo explaining what needed to be complete for the Pre-Design Meeting and Preliminary Design Submittal, as outlined and specified on the Submittal Requirements Checklist. (He distributed copies to all attendees of both the one pager "key points to share with builder and or architect", and "Submittal Requirements Checklist")
- This "key points" memo was sent to all parties on or about October 1, 2018. After this time he continued go get emails from Anita, with attachments of stock builder photos, along with requests for opinion on adequacy. None of those emails came close to the details outlined in the memo.
- Chip indicated that he was concerned about snow management. The amount of mud and gravel likely to be tracked all along Fairway Oaks will be a hazard for our plows and snow blowers. In fact, our skid steer operator said he will not run his two year old Cat with integrated 6' snow blower, that throws snow 50+ feet, due to concerns about damage to this \$50K rig, and liability for damage to homes, cars, and people. He reminded us that this snow management strategy was designed to save cost by avoiding the need for hiring large front loaders to move snow as was needed two years ago. One snowy weekend cost us over \$3000.00 in extra charges! The winter used up snow management reserves with our contractor by over \$12,000.00!
- Damage to road caused by heavy hauling equipment: just look at the condition of the north end of Patio Springs. It was not cracked but for a few seams. Now it is shattered with broken asphalt from north end down to the stop sign. This was entirely due to heavy hauling. There is no way Visionary can predict what they will encounter once they begin digging full basements under these two proposed homes. But, it will need to be hauled out of the neighborhood. Loads will probably be large boulders...way heavier than dirt.
- Chip was disappointed with the construction site supervision. Shane seemed very concerned and said all the right things up front but did not deliver. Even though I warned about the 2.5" secondary water supply line at the outset of the project, first with the initial foreman I was introduced to, directly to the excavator, and to Shane, I received a call at just after 8:00 AM while with family in California because they had a geyser from breaking the line while preparing to pour the driveways. I also got calls from two other owners that saw water pouring down the gutters. Nanci had made numerous requests of workman to leave her room to back out of her driveway. The workman were courteous, but apologized and said they were not instructed on where to park. I shared this concern with Shane while on the phone with him in CA and emphasized the use of the two areas on Fairway Oaks, in cul de sac and just as you turn on to Fairway Oaks when leaving the construction site. Several times I noticed parking on both sides by the site with empty overflow areas, after discussion with Shane.

- The Harper lot will need power connected either to the box east of Powell's driveway, or south to Respes lot. This will necessitate either tunneling under the road or the driveway. both options are problematic and Chip wants to have an HOA supervisor during this process. He is not willing to commit to attempting this during winter.
- Also, since both homes are using a basement, they could require sewer lift systems. The HOA must be aware of this process and any future impact on HOA sewer below our private roads. Also, Rob Thomas was not contacted when Nilson homes connect their foundation water management system. As you know, it is against the rules to sump pump into sewer. Whatever was done at Respes is a mystery. For these proposed homes the HOA must observe whatever system is put in.
- Due to these concerns and risk to our pocket books he suggested we raise the security deposit to \$30,000 per home, as provided for in DRB Guidelines, section 2.1, last paragraph. Vote unanimous.
- We are a volunteer board. As such, we aren't going to review these things until the 15th of January. When we do meet it needs to be with the owner or designated owner representative (in writing).

2. Chip moved that the Design Review Board be given a vote, of equal weight to the Director vote, when it comes to DRB issues. This is with the intention of empowering the DRB to impact proposals that come out of the scope of their efforts. Unanimous

3. Chip nominated Nanci to take on the responsibility of point person for the DRB with all Owners. Tom was nominated to join the Design Review Board. Voice votes for both nominees were unanimous.

4. As to the health of our funds, Vicki informed us that we have \$15,605.02 remaining budget for the next six months. This will be cutting it close and we may have to cut into our reserve. We questioned whether we need to tweak our budget - especially in the lens of landscaping and snow removal. Additionally, we challenged ourselves to possibly come up with a solidified multiple choice proposal to bring to the association in April on the options if we leave dues as they are or options if we determine we need more funds for road work or other annual services.

5. Chip has met with three road contractors. To remove, haul away, replace asphalt with 3-4 inches of high grade asphalt like used in county and State road systems will cost about \$3 per foot. We have 50,000 square feet of private roads. Our Phase 1 roads had a thick 5" road applied and they are holding up much better than Phase 2, which is 3". So, depending on the damage, we could face from \$50,000 to \$150,000 in restoration. There are processes used now that are much better than old technology seal coats, such as we used five years ago. We should be able to treat our current road surfaces if not damaged like Patio Springs, by repairing the areas damaged by below

surface springs, and applying fresh asphalt, for about twice the dollars we have in reserve, or approximately \$50K to \$75K. But if damage happens like on Patio Springs our only option is to remove the destroyed asphalt. He encouraged us all to walk that small strip north of the Fairway Oaks stop sign. The ubiquitous cracking is visible. Chip expects to receive bids soon with various options. They will be shared with HOA Board and DRB to review.

The meeting was adjourned at 9:00 PM

C. Ulrich
480-249-2162 iPhone

3946 Tanglewood Court
Eden, Utah 84310