

## MINUTES OF 10/10/07 SPECIAL BOARD MEETING

The Sun Mesa Board of Directors convened a Special Board Meeting on October 11 at 3:30 p.m. The meeting was held at Kathy Palomba-Ouellette's house, # 194. The purpose of the meeting was to discuss sod removal and to develop a plan for moving forward.

### Attendees

Board Members - President Ron Pierce, Vice President Bill Roche, Treasurer Phil Book, Members at Large - Coleen Abeyta and Kathy Palomba-Ouellette.

Association Members – Joy Baldwin, Marge Briggs, Joe Harrington, Bic Morris and Joe Pertl

### Meeting Discussions

A. Association members expressed some concerns about removing sod immediately adjacent to buildings and about possible negative impact on property values if the existing sod were haphazardly removed. In general, the attending members were interested in the evolving plan to be submitted for membership approval.

B. Ron presented a review of what has been learned to date based on contacts with an HOA that has gone through the sod removal process, a visit from a representative of Rick's Nursery, and informal discussions with an experienced potential contractor. After considerable discussion of the pros and cons, Coleen made a motion to seek proposals from 3 contractors for a basic sod removal program. The five attending Board members approved the motion unanimously.

C. Ron then made a motion to present the selected contractor's plan, complete with cost estimate and assessment amount, to the membership for approval. The cost estimate will be based on a program including sod removal, placement of a ground barrier, laying of landscaping rock similar to the existing contiguous rock, capping of existing irrigation heads, and limited placement of water lines for possible future drip irrigation of shrubbery. The motion was approved unanimously. The goal is to get bids and present the Board's recommendation to the membership yet this fall. There are potential cost savings to be realized if the work can be scheduled for this fall when landscaping contractors are more available. Ron presented the following list of requirements to be addressed by bidders.

#### Items for Consideration Bid for Sod Removal

1. Bidders required to provide references, proof of workman's compensation and liability insurance. Also, the BBB will be contacted to determine if there are any unresolved disputes with the bidders.

2. Specify that we want sod removed/barrier/rock in the areas shown on drawings. It is the contractor's responsibility to measure those areas and bid accordingly.
3. We want the work completed before sprinklers are turned on for the 2008 growing season.
4. Each contractor will provide two bids: One bid just for the area along the south fence, one bid for the entire package. We may need a "less-than-planned" package if our owners balk at the cost.
5. Specify that we want a fabric weed barrier, commercial grade, merescrape or better.
6. Existing rock along south fence is mainly ¾" river rock. Recommend we continue to use ¾ " river rock. Better continuity. We could also use 1.5 " river rock. Cost about the same, coverage about 70-75 SF per ton each.
7. Specify that in areas with steep slopes (along south fence, near units 140,154, and 138) we require large rock to match existing large rock in those areas.
8. We should specify whether we want to pull up existing steel edging along south fence. It could become a safety hazard.
9. Specify that we want the sprinklers capped in sod-removed areas. Recommend this be done by the selected contractor, if they have that capability. Easier and cheaper for them to do this once sod in removed.
10. Recommend we run a single drip line to each of the areas east of 24, 36, and 52. These lines would be buried and rocked over, but marked so that in the future we could add decorative small islands in these areas.
11. Bids should address drainage – that is, don't create a problem.
12. Bids should provide the anticipated performance period, subject to weather.
13. Bidder to specify payment terms. We require that 10% of the total price be withheld pending final acceptance.
14. Both contractor and Sun Mesa will designate a single contact for communication prior to bid and during work. Point of contact for Sun Mesa is Ron Pierce, 207 Luxury Lane, 481-0258, [pierce207@comcast.net](mailto:pierce207@comcast.net)
15. We should have a single pre-bid walk through for all prospective bidders. Bidders can pick up our requirements and marked drawings (large copies) from Kerry before the walk-through, or at the walk-through.

16. Want bids NLT 14 days thereafter.

D. As an adjunct to the main meeting, the Board approved selection of Rocky Mountain Concrete for the concrete work planned for this year.

Philip S. Book  
Acting Secretary