

**The Springs HOA Board Meeting
January 11, 2016**

Streets, Structures & Utilities Report

Summary

There was minimal activity due to the Holidays and travel. I will be working with the new Board to assure an effective turnover and sharing of "lessons learned".

Streets

No activity

Streetlights

Four light outages were reported, highlighted as 2nd request.

Street Signs

Scott Denzer has started installation of the new street signs.

Structures

The refurbishing work on the gate house roof, approved by the Board at the December meeting, will be awarded following consultation with the incoming Streets chair.

Gate operation

Signal Gates responded in a timely manner to our request for service.

Comment

During the Holiday period one homeowner commented to the Board that his HVAC contractor was unable to access his property due to height restrictions at the gatehouse. He stated that the contractor went South to the "Service Road" entrance which was chained and double locked. Source of locks is unknown. The road to the maintenance building was never intended to be accessed by homeowners or their contractors. Homeowners are responsible to advise contractors of access limitations 13'6"

Joe Barton
Chair

The Springs at Santa Rita HOA
February 8, 2016
Streets & Building Report:

Committee members: Rick Fillion, Bob Fillion

Rick and I met with Joe Barton and reviewed current state. Have another meeting scheduled with Joe and the street contractor 2/12.

The gate controller is reinstalled after bench testing. I did not get to meet him. He didn't call.

Michael Ford
Chair

**The Springs at Santa Rita Home Owners Association
Streets and Buildings
Report 3/21/2016**

Item #1 Streets and walking path - Jim Owen, Rick Fillion, Joe Barton and Mike Wagner met with Duane Huff of Sunland Asphalt.

- Reviewed crack repairs for streets and reviewed seal coat scheduled. Duane was to come back with priority of projects. Need to follow up with Duane as haven't heard back.
- Reviewed walking trail crack and resurface project. Crack sealing method that Harold is using was given the OK by Sunland Asphalt. Harold is proceeding with the plan.
- April - Clean Rocks from cracks and add crack seal to bottom of the crack
- May - Fill cracks with asphalt patch material
- June - July - have contractor seal coat a the asphalt path areas; I need to get back with Sunland and confirm dates they are available
- Review possible road assessment to GVR. Question - does the treasurer position make more sense to lead this?

Item #2 - Trash contract

Called Brain Gonzales of Republic Trash - said he would get back to us. Followed up three time and have not yet spoken to him or gotten an appointment. Questions - it seems the treasurer position is more appropriate to take this contract negotiation on. Does not seem to be a street issue

Item #3 - Street Signs

Scott Denzer is ready to do the street signs once he knows where they are at.

Item #4 – Buildings

Gate house- one bid on gate house and securing another from Tony Hanson this week
Grounds Utility shed - Three bids obtained. I would respectfully defer to Grounds to make the decision on their building.

Michael Ford
Chair

**The Springs at Santa Rita HOA
Streets & Buildings Committee
April 11, 2016**

Gatehouse:

The committee reviewed the estimate for addressing problems with the gatehouse that Charlie Papineau provided in response to a request from Joe Barton. The specific issues identified by Mr. Papineau were briefly evaluated by local wood-based construction. They are not competitors of Mr. Papineau and are not interested in submitting estimates to do any needed repairs. Their opinion was unofficial and they were not paid for their opinion. They disagreed that the southwest main lower beam is compromised and needs to be replaced. All of the alternative suggestions included inspecting the hole for wood termites and treating the beam in the unlikely event that wood termites are found. More likely the hole has been created by dry rot. In addition to addressing termite concerns, one suggestion was to fill the hole with Bondo or wood putty. A more intensive solution involved boring the hole, having the bored hole filled using wood putty or Bondo to adhere a dowel to fill the bored hole. The most extensive solution involved cutting the beam horizontally until the first rafter, removing the damaged section and replacing it with a custom "half-beam" adhered to the existing beam. It was noted that the location of the damage to the beam is almost non-load bearing and does not jeopardize the structural integrity of the roof. The committee recommends additional quotes be requested including the bidders proposal for addressing this problem. They agreed the northwest rake beam has pulled away from the main ridge beam and should be reset and the tile end caps need to be replaced. There was some concern about the extensive damage to the fascia around the joint where the rake and ridge beam meet. Some root cause analysis including termite inspection should be performed after the fascia is removed and prior to the beams being reset. The committee recommends additional quotes be requested that include the root-cause analysis described above. They feel that all of the structure's fascia should be replaced. The fascia has not been properly maintained and shows signs of wood rot. This problem is purely ascetic. The committee recommends the structure be inspected by Gene McGaughey using the criteria used for inspecting homes. Additional criteria specific to the gatehouse may be required. The inspection should be completed and the inspection results and inspection criteria used as the basis for requesting a quote to replace, prime and paint the fascia and any other issues identified by the inspection. The request for quote should also require termite inspection after the existing fascia is removed and the new fascia is installed. The committee recommends inspection of the gatehouse be included in the regularly scheduled inspections of homes.

Grounds Utility shed

Being managed by Grounds team.

Front Gate Repair

T&R Ironworks quote - 755.62 - need approval to move forward

Street Maintenance:

We requested the following from Duane Huff at Sunland Asphalt:

- A "calendar" showing what street maintenance activities should happen in the different seasons and the ramifications of doing it off-season. The calendar will be published in *"The Springs Chat"* to address homeowner concerns that we are not addressing street maintenance.
- The calendar will also provide information on how long the various maintenance activities typically restrict access.

- Sunland's assessment of our streets. We intend to publish the assessment in "*The Springs Chat*" so homeowners can know the actual situation rather than rely on rumor.
- Sunland's plan for performing the necessary maintenance, by street and between what intersections and how long residents should expect to have their access disrupted. We intend to publish this in "*The Springs Chat*" as well so homeowners can plan for the restrictions in advance, barring any schedule interruptions.

Walking Trail:

The committee has walked the trail to verify the activities are being performed per the schedule provided previously. We requested a quote from Sunland Asphalt for resurfacing the walking path (the loop and two walkways; one connecting the south end of the loop to the south end of Wolf Run and the other from the north end of the loop to the intersection of Puma Peak and Golden Lynx) once the cracks have been cleaned out and filled by The Springs personnel. We did not find documents that a quote was provided previously. We also requested a timeline for resurfacing the path.

Original Schedule:

- April - Clean Rocks from cracks and add crack seal to bottom of the crack - **DONE**
- May - Fill cracks with asphalt patch material - **ahead of schedule**
- June - July - have contractor seal coat the asphalt path areas. I need to get back with Sunland and confirm dates they are available. All work is being managed by Harold and Grounds crew are providing additional resources to complete the process! A HUGE thank you to Harold and team.

Stop Sign Height:

There was some talk about the need to raise any stop sign below 70 inches. Residents have informed the committee that within the past 2 years, some of the signs were lowered below the 70 inch threshold in response to driver complaints they could not see the signs at the greater height. The committee has decided that no action will be taken until a standard is defined and incorporated into the appropriate architectural control document. We do not know which document is appropriate.

Street Signs:

Street signs have not been ordered as previously reported. Need to know how to pay for them upon ordering.

Preferred Service Provider:

The committee is exploring ways to develop a preferred service provider relationship that avoids the need to get multiple bids and screen suppliers that low-bid followed by cost overruns, shoddy work or huge year-over-year increases. Our goal is to find an asphalt company that will collaborate with the Streets committee to continually plan maintenance activities to assure high quality streets economically in exchange for our commitment. This should eliminate the need to find members of the community that are familiar with street construction and maintenance to validate the recommendations of street maintenance contractors. No proposals will be shared with potential contractors or the homeowners without the Board approving further development of this proposal. See 'Preferred Supplier Proposal'

Emergency Access:

The committee will develop a process to be used if the gated entrance is not useable and the emergency access pathway must be used to access or exit The Springs (this process may already exist) and how homeowners should initiate this process. The instruction for initiating this process will be posted at the gateway. The need for this project was identified by the problem our northern neighbors experienced.

Financial Process Questions:

We do not know if there is a policy regarding a spending limit below which requires a competitive bidding process. Does this apply to contracts / purchases associated with exclusive

contracts? We do not know if there is a policy regarding a spending limit that requires an approval from the Treasurer. How are on-line purchases made (the street sign purchases are made by filling a shopping cart with desired signs and placing an order). How is this done if Treasurer approval is required? How is this done if a credit card is required?

Michael Ford
Streets, Buildings, & Utilities Chair

The Springs at Santa Rita Home Owners Association
Streets and Buildings
Report 3/21/2016

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Michael Ford

Chairman

The Springs at Santa Rita Homeowners Association
Streets and Buildings
October 10, 2016

Trash

We met with Republic Service and have agreed upon the components for a new contract.

- New and existing customers in The Springs will be guaranteed the same rate.
- The first year rate will be \$50.62 per quarter with two pickups plus a recycle pickup weekly.
- An increase cap of 5 percent for years 2 and 3.
- Service can be put on “vacation hold” for up to 9 months and then re-started without startup fee.
- 32-Gallon containers are still acceptable.

Gate House & Gate

We received a quote from Woodward Construction (those doing Sunrise Pointe work). The gate repair and painting have now been completed.

Streets & walking path

The Walking Path repairs have been completed and seal coating is scheduled for 10/21/16

Curb cracks identified – repairs are being scheduled.

Respectfully,

Michael Ford
Chair

The Springs at Santa Rita Home Owners Association
Streets and Buildings
Report 12/10/2016

Trash

Contract signed.

Streets & walking path

Working on preferred vendor with Sunland

HOA Office:

Second quote in process

Maintenance Shed:

Tony Hanson has schematics. Will get to Jim this week.

Street Lights:

In email communication with TEP to get a way for residents to directly contact them with street light outages.

Respectfully,
Michael Ford