

May 11th 2010 JAC Minutes

Sharon Rask opened the meeting at 9:00am. In attendance were: Sharon Rask, Bruce Keller, Brian Bitgood, Jim Rask, Troy Kosinski, Don Oppenheimer, Hank Cusick, Len Harvey, Linda Owens, Ed Alexander, Earl Bell, Property Manager Kim Ueding and audience member Harry Alcroft who joined the meeting later.

Troy made a motion to approve the April 13th, 2010 minutes with 2nd by Bruce. Motion Passed.

Property Manager's Report:

1. Kim provided all areas with a report on irrigation repairs, Jan - May. (If you were not present to receive your report it will be placed in your folder at the Lodge.) The report includes all areas of the Park.
2. Gutters are now being cleaned in Villa III, ---Villa I & II have been completed.
3. Plant replacement, Ron from Mainscape has assessed all of the Villa and Carriage house areas. Villa I has its estimated costs, the rest will be available shortly. Each Committee will recommend how many plants to replace in their area based on budget. All replacements should be as drought and freeze resistant as possible. Two rows of plants in front of buildings as was put in by the developer **is not recommended**. Other problems discussed include those areas where the home owner wants “no trimming” and the result is overgrown plants that are too close to the house resulting in **mold** and plants/shrubs rubbing against the **shingles**. This can result in an additional cost to the neighborhoods. **ACTION ITEM: A procedure/policy relating to this will be discussed at the next HOPCA meeting.**
4. All-service Pest Mgmt. is in the park checking the termite traps, no problems have been reported to Kim at this point.

5. Kim reported that she will be reviewing all outstanding w/o's and assigning priorities.
- 6.
7. Kim is working with the Palm trimming vendor and the trimming will be started ASAP. She is also working on a proposal for Oak trimming/dead wood removal.

OLD BUSINESS:

1. Action Items from April:

Pest & Termite Control Contracts: Troy reported that the companies he has investigated are all more expensive than our present contract. This will be on hold for the time being.

Other items were covered in the PM report above.

PREVENTIVE MAINTENANCE PROGRAMS:

1. Post replacement/repair program: Post replacement is around \$700. Villa III is in the process of replacement of 4 posts. Repairs to other posts is on-going.

2. Painting: Villa III has 15 quads left to paint.

Bump-out repairs: Troy will be getting two more proposals for These repairs. Note: If villas that need bump-out repairs have storm shutters in place, the **removal and replacement of the shutters is at the Owners expense as shutters are an add on.** HOPCA will complete the repairs and return it to a shutter ready area.

NEW BUSINESS:

1. 2011 budget: Villas will have to budget for repairs to irrigation lines from main line to private property and irrigation head costs, the costs in the report distributed by the PM are a best estimate & may be on the low side.

2. Oversize vehicles in driveways: Brian will draft a procedure that addresses size and weight of trunks, dumpsters etc. It will also include notification of Board & or Chair/President when permission is given .
3. Yellow jackets: We recently had a problem in Villa I with a hive of yellow jackets that were resistant to multiple applications of spray. They were removed by the Pest Company as a neighborhood expense.

Reports from Chairs/Presidents:

1. Villa III leaf removal is starting today. \$20.00 per man hour, which includes raking with removal and a truck tipping charge of \$150.00 or so.
2. Bruce reported that the “Variegated Hibiscus did well in his area, it is a plant that adds color.
3. Harry Alcoft from Villa I reported that the edge of the concrete slab where his lanai is located is crumbling. This will be checked and reported on at the next meeting.

Next regular JAC meeting---June 8th at 9:00am in the Sports Bar.

Minutes Submitted by Sharon Rask