

SHOA Board Meeting 11/16/2019

Meeting called to order at 10:11am. In attendance were Jack Spinelli, Amy Gallagher, Chuck Hogue, and Ed Rosendale. Carol Spinelli took notes.

Item 1 - Charles and Donna Cox had requested the opportunity to address the board with irrigation concerns. They had a sprinkler go bad while away, and it resulted in a tremendous amount of water pooling right up against their house. They feared foundation damage. They also have a neighbor's sprinklers hitting their house. Chuck explained how the Price system works as well as how the various canals supply water. He pointed out that they simply need to be in touch with a board member to turn on their zones any time they want to check their system. It was explained that for the Price system homeowners, they are responsible for the sprinkler heads while SHOA is responsible for the rest of the system. It was agreed that SHOA will work with their quad to check and repair heads once the water is back on in the spring. Charles and Donna also pointed out the Liqui-Green mowers seem to have flattened one of their downspouts. It was suggested that they a) put them up prior to mowing, and/or b) cut the downspouts back to be flush with concrete curbing so that they are not protruding onto the grass.

Item 2 - Creation of a Reserve Study. By a vote of 4-0 the SHOA board adopted a Reserve Study and Funding Plan. The motion was put forth by Jack and seconded by Amy.

Item 3 - Reserve Account. By a vote of 4-0 the SHOA board voted to open reserve account at Alpine Bank and to fund it with an initial deposit of \$10,000. The account will be a "Saver's Choice Money Market Account". The motion was put forth by Amy and seconded by Chuck. The board agreed to reevaluate the amount in the account once we see what the SHOA account balance is at the end of the year and to reevaluate the amount on a regular basis.

Item 4 - Cleaning the Price pump valve pit. By a vote of 4-0 the SHOA board voted to authorize Jack to find a company to clean the silt and leaves out of the valve pit. The motion was put forth by Jack and seconded by Amy.

Item 5 - Lawn service bids. By a vote of 4-0 the SHOA board voted to solicit bids for our lawn maintenance. The motion was put forth by Ed and seconded by Amy. Discussion here centered on the specifications that need to be in our contract letter. Chuck believes that we are too vague in our specs with Liqui-Green.

Item 6 - Irrigation changes. By a vote of 4-0 the SHOA board voted to change how we irrigate on the Price pump side of Shadowbrook. The motion was put forth by Ed and seconded by Amy. SHOA will run the Price pump three days per week from 10pm to 6am with each zone running twice per cycle. This will reduce wear on the pump, will reduce pressure on and damage to sprinkler parts, and will reduce runoff and evaporation losses. This also brings us in compliance with the recommendations of the CSU Extension Office that were mailed out to SHOA owners last spring.

Item 7 - New pump. By a vote of 4-0 the SHOA board voted to purchase a new pump from Munro Pump for the cost of \$1,796.53. The motion was put forth by Ed and seconded by Jack.

Item 8 - SHOA communication. The SHOA board discussed various ways to get information out to homeowners. No vote was taken as we decided that this would make a good discussion item at the April meeting. In the meantime, we will continue to rely on the occasional mailing as well as the occasional posting of information on the mailboxes.

Item 9 - Condition of SHOA properties. The SHOA board discussed several properties with overgrown plants and dead spots in lawns. No vote was taken as we decided that this would make a good discussion item at the April meeting.

Item 10 - Irrigation tutorial for residents. Amy believes that we should hold an irrigation education event in April. We would invite any SHOA homeowner interested in learning more about their sprinklers to a location to be determined and at a time and date to be determined. Amy agreed to organize this with the help of Carol Spinelli. Chuck and Ed agreed to serve as the teachers. No vote was taken.

The meeting was adjourned at 11:58am.