

***Laurel Ridge Community Association, Inc.***  
*Special Board of Directors Meeting*  
*February 10, 2009*

Meeting was called to order at 10:00am.

Members Present: Tony Himmelspach, Mike Colbert, Roger Williams, Deb McEniff and Barbara Lange.

Not Present: Richard Vehrs

Also Present: Sharon Vetter of Joseph Community Management, and homeowners.

The purpose of the meeting was to discuss the contract with Van's Lawn Service and to approve the information to be mailed to homeowners for the Annual Meeting.

Van's Lawn Maintenance

There is a problem with weeds in the community, especially by the large walls in Hillwood. Van said that he is behind one month and has sprayed the weeds in February versus January this year; it will take 6-8 wks for the weeds to disappear. As they prune the shrubs they will pull any obvious weeds and spray the beds for all other weeds. This was done yesterday.

When bushes are trimmed, Van rakes off the top of the bushes, rakes the bigger pieces that have fallen into the beds and blows out the smaller pieces left in the beds. They will try to use more caution in doing this so as not to blow out the mulch from the beds.

Van has already put down 32 yards of Grade "B" mulch in Greenside and in the common area by the pool. Van claims that the 85 yards of mulch built into his contract was determined by the previous Board, even though he informed them that 85 would not be enough. The intention was to use the mulch to touch up areas that have thinned out around downspouts, etc., not to mulch every side of every home. Van believes there was an addendum to the contract that allowed for additional cost to the Association of \$50 per yard installed for any extra mulch used over the 85 yards. No one could find a copy of this addendum. In 2008, the Board did pay for the extra yards over the 85 yards. Van claims he gave the Board an estimate of 240 yards needed for the community and that the Board built the extra cost of mulch into the budget. Van actually used 30 yards more than he charged us for since he went over his estimated usage.

Currently Van's contract reads "All visible portions of plant beds and all tree rings shall be maintained with a minimum of 3 inches of shredded cypress mulch, Grade B. The contractor will add at least 85 cubic yards of mulch each year to maintain that level."

A lengthy discussion followed regarding whether there is a need to put an addendum to the contract or re-open the contract for bid. The Board believes that Van is doing a good job, but that the contract needs to be clarified so that this issue doesn't continue to come up again in the future. It was also discussed to upgrade the mulch to Grade "A" in hopes that it will be last longer, look nicer, and be less likely to be blown away. Van believes we would need an additional 150 yards (over the 85 contracted for) in order to properly mulch the entire community. Van has agreed to give us a breakdown of how much yardage is used in each area of Laurel Ridge, Hillwood and Greenside and an estimated cost to be used in next years budget.

Mike made a motion to authorize Van's Lawn Maintenance to install an additional 150 yards of Grade "A" mulch over the contracted 85 yards of which the cost will be split equally between the Association and Van's Lawn Maintenance. A second was made by Roger. Motion passed unanimously. The balance of the 85 yards not already installed will be upgraded to Grade "A" mulch as well with the Association picking up the additional cost.

Complaints have been made by residents about Van's crew tearing up the grass, driving too fast, and cutting off sprinkler heads when the shrubs are trimmed. Van replaces all cut sprinkler heads as they are reported to him. He will try using a push mower on large slopes to avoid the tires digging into the hills.

Discussion was made on the placement of sod in the common areas. Van needs to dig up the areas and clean them before sod can be added. Van would like to begin now to dig out the dormant carpet grass, treat the areas for grubs, bugs and weeds and maintain the areas until we are ready to put the sod down. The sod should be placed at the end of March, after the threat of freeze is over. Mike made a motion to allow Van's Lawn Maintenance to start immediately in the common areas that have already been killed to dig up the grass, treat with insecticide, herbicide and grub treatment. A second was made by Roger. Motion passed unanimously. The areas will remain as dirt patches until the end of March.

The packet of information to be mailed to residents for the Annual Member Meeting was presented to the Board. Deb made a motion to accept the packet for mailing. A second was made by Mike. Motion unanimously passed. Volunteers will meet on Monday, February 16, 2009 at 2pm at the office of Joseph Community Management to stuff the envelopes for mailing.

Deb made a motion to adjourn the meeting. A second was made by Barbara. Meeting adjourned at 11:25am.

The next Board meeting is scheduled for March 5, 2009 at 2pm in the clubhouse.

Accepted \_\_\_\_\_ Date\_\_\_\_\_