



Open HOA June 6, 2023

6:00 PM Mail Kiosk

High Level Summary

Open and Welcome- President

1. Broussard updates- sidewalks and redlight; we are continuing to communicate with the city officials on this project; some of the coordination of contractors has been slowing the process
2. Birchview roundabout reconstruction and funding- the roundabout has been repaired several times but is continuing to deteriorate and also cause problems with internal plumbing and irrigation systems. Full rebuild exactly as it is now (but with the correct engineering specs) would cost approx \$55,000. Modifying the construction to use split face blocks instead of traditional bricks, lowering the wall height, and using the existing sidewalk as footing is estimated to cut that price in half. The reserve funds that have been allocated for this project will not cover the cost of reconstruction as the use life estimate was 100 years (verbally misstated at meeting as 50 years) and the study undervalued the cost of replacement by roughly \$40,000. Once project bids come in, the board will determine actual allocated funds that are applied from the reserve fund and any remaining cost will be collected via assessment. The rough estimate if bids come in around the \$25000-\$27000 range is \$45-\$50/home.
3. Nutria Abatement- a large nutria den located in the coulee system is to blame for the recent damage to property and equipment in the commons areas. The licensed trapper will be setting traps out shortly to address current issues, and the board will likely elect a regular area review and trapping contract to provide year-round service at or around the same price as two yearly abatement events.
4. Pond 3A common area- to address concerns about the pond not holding water and extremely low levels, the board is seeking an outside contractor to review the site and determine if the pond was built to the original specifications and proper standards as results have not been satisfactory with previous contractor
5. Electrical updates at mailbox commons area- additional outlets and breakers were installed using capital improvement funds. This will allow for powering multiple vendors, fun jumps, etc. for community events
6. Polling feedback- the capital improvement prioritizing poll collected homeowner opinions on what projects the committee should consider for next research and improvement proposals. 197 responses were collected and results were the following:
 - a. Pool (would require one time special assessment of \$520 and increase of dues by \$200/year)
 - b. Trees in phase 3 (est of \$35,000; could be an ongoing project)
 - c. Lights on walking path (est \$120,000 and increase electrical bill by \$300/yr)
 - d. Sandy Bay irrigation and lighting (est \$3,000)
 - e. Bathroom facility (est \$35,000-\$50,000)
 - f. Trashcans and benches in phase 3 (est \$8,200)
 - g. Pet waste stations (est \$5,200)
 - h. Irrigation at mailbox kiosk (\$2,600)

Several factors were considered in using this feedback to determine next research and bid steps. Both the pool and the lights on the walking path would require a vote for a one-time special assessment, and since the previous special assessment vote did not receive adequate response, the board opted to not conduct another special assessment vote this year. Each special assessment vote incurs printing and postage costs, and many volunteer hours to prepare for mailing and collecting votes. Both of these may be additional considerations in the future. Three priorities were selected for further

review and bid evaluation: trees and bankwork in phase 3 ponds, bathroom facility at commons area, irrigation and lights at Sandy Bay entrance. These are all projects that could be funded with existing and incoming capital improvement funds over the next couple of years.

7. Christmas social- will be held Dec. 9. Themes for each of the passport stations will remain the same. Each station needs additional volunteers for prep and handing out passport treats on the night of the event. More info to come soon
8. Christmas spotlight YOM contest- will follow the same format as the Halloween spotlights. Four yards will be recognized and one will be awarded the monetary prize.