

2019 CCW Annual Meeting

Eugene Country Club

Wednesday, October 23, 2019

Members Present: 20 of 27 households

Board President Duane Iverson calls meeting to order at 6pm.

Introductions & Acknowledgements

Duane introduced current Board Members – Duane Iverson, Frank Blain, Dee Carlson, Donna Richards, Connie Redhead, Mike Layne and Dave Burtner

Duane noted that Dee Carlson is leaving the Board at the end of the year. If anyone is interested in serving on the Board, let Duane know.

New neighbors were introduced: Jack and Margaret Scribner; Darrell and Willa Rosin.

Duane thanked Judy Blain for another year of valuable service to the HOA. He noted that Judy has expressed a desire to hand over her duties to someone else by the end of the year. In hopes of finding another member who would be willing to take over for Judy, Duane asked Judy to describe what she does and the time commitment required. Duane noted that if we cannot find a member willing to be our bookkeeper, we may need to hire an outside service.

In appreciation for her years of service, Duane presented Judy with a gift from members.

Duane also acknowledged Elaine Gubrud and Gretchen Plath for hosting annual neighborhood events.

Financial Review

Everyone in attendance was provided with: 2019 Financials YTD, 2019 Financials Projected Year-End, and a 2020 Budget (with a sheet comparing the three quotes we received for 2020 landscape services).

2019 Finances YTD

Duane began with a review of the financial report year-to-date. He noted that the Recurring Annual expense portion of the report tracked closely with the budget amounts, except for the EWEB expenses. We had budgeted \$6500 (primarily for our water usage for irrigation), but we have spent over \$7200. Duane said some of this was because of our irrigation contractor (for unknown reasons) increased irrigation times significantly in early August. This increase was done without notifying us and it lasted at least 2 weeks before we discovered it. The result, many soggy lawns behind homes and higher than anticipated EWEB costs. Duane said we would touch on this issue later when we discussed the landscape contract.

Duane reviewed the Projects / Contingency portion of the finances. He explained the expenses for projects that included irrigation system repair (broken heads and pipes), HOA tree repair and removal due to wind damage, arborvitae repair due to snow damage and storm drain clean-out. He said the remaining projects listed on the budget – street tree pruning, replacement of about six dead arborvitae, replanting two street trees that died and adding bark to HOA beds along the street – would be completed by the end of the year.

2019 Finances Projected Year-End

Next Duane reviewed the projected year-end expense totals and the 2019 projected year-end checking account balance: \$26,382. This balance will be carried over as a starting balance on the 2020 budget.

2020 Budget

The 2020 budget Funds includes the carry-over balance from 2019 of \$26,382 and the 2020 dues of \$52,200 for a total of \$78,582.

The Projects / Contingency side of the 2020 budget currently only includes an estimate of the irrigation repair and supplies costs for the coming year. These costs are variable year to year. The 2019 costs were used to estimate a \$2000 expense for 2020. In addition, we know there will be expenses for weather related repairs and unplanned projects, but we have no estimate for what those costs will be.

The Recurring Annual expense side of the 2020 budget is uncertain as well until we select a landscape contractor. 2019 was the final year of our current contract with Thompson Landscaping. The Board solicited quotes from Thompson, Rexius and A&K Landscaping. These quotes were presented to the members: Thompson, \$23,000; Rexius, \$40,000; A&K, \$38,000.

Landscape Contractor Quotes Discussed

Duane said that while it may seem that the lowest quote from Thompson makes the decision easy, what the Board has emphasized is that we need to take into account overall performance and oversight time required to manage the contract, as well as cost. We are looking for the best *value* in our landscape contract. Duane indicated that he was spending 4 to 5 hours per week calling and emailing Thompson to address issues such as lawns that were missed when mowing, projects in the contract such as pond area clean-up not completed in a satisfactory manner, failure to weed around street trees, failure to keep branches and vines from overhanging sidewalks and poor communication to us about when fertilizer and weed control applications occurred. At the start of the 2018 landscape contract, Thompson's first year with us, they had a person who was our contact and who was suppose to walk the HOA property periodically for quality control. That never happened and the person left Thompson's shortly after the contract year started. There has been no replacement. The person we had to deal with was higher up in the firm and managed many contracts. This person was always difficult to contact and often slow to respond. Duane said we started to lack confidence that the requirements of the contract were being met.

Cordy asked if he was right in interpreting these frustrations with Thompson as a hope that the members would decide to throw out their quote?

Duane answered by saying if the members want to go with Thompson, we need to consider hiring a property management service that will be responsible for seeing that the contract is implemented. He did not know what the cost would be, but we would need to factor that cost in with the contract quote from Thompson.

A member said it seemed unlikely a property management firm could get the oversight job done either.

Another member asked if these were the only people in Eugene that were good landscape contractors? Shouldn't we look at other options?

Duane said that two years ago we got quotes from five or six contractors and we could do that again.

However, he said with Rexius and A&K (both recognized as top tier landscape contractors in Eugene) coming in very close in price, he assumed that their pricing was about right – and either one should be able to do the job without the oversight required by Thompson. In addition it takes considerable time to get these quotes. Contractors have to be walked through the entire property in detail to get explanations of our expectations for specific aspects of the contract and to explain confusing issues such as which HOA beds are included in the contract and which HOA beds are not because they are maintained by individual homeowners. We concluded that we already had enough quotes to make an informed decision.

Motion

Larry made a motion to delete Thompson for consideration as our 2020 contractor. The motion was seconded.

Duane asked for discussion of the motion.

Several members added that believe it takes too much time for us to oversee Thompson in order to get satisfactory performance.

Fred asked what was A&K's bid two years ago? Dave said it was \$55,000. Duane explained that he believed it was that high because Alan of A&K thought if got the contract he would lose the private contracts he had with homeowners and he factored the value of those lost contracts into his quote for the HOA. Duane thinks Alan didn't fully realize that the only thing he was losing was the need to mow the small HOA lawns that had previously been the responsibility of some owners and that he was contracted to maintain for them. He would not lose any of the bed or tree work which was the majority of the work he did for owners.

A member asked Duane if he had an opinion on who would give the HOA the best performance - Rexius or A&K? Duane answered that he didn't know for sure, but that if we followed up on references (which we did 2 years ago) both firms would get high marks.

With no additional discussion on the motion, Duane called a vote.

Vote on the Motion

Motion passed by show of hands – one vote for each property represented at the meeting (2 votes for Scribner who own a double lot)

The Board will decide between Rexius and A&K who the landscape contractor will be for 2020.

Problem Lawns

Duane said everyone should be aware of the fact we have some issues with our back lawns.

Soggy & Brown At the Same Time

At various times this summer back lawns have been both soggy from too much water and brown at the same time. We know the soggy lawns got that way because of the extra irrigation water delivered when the irrigation contractor turned up the watering time significantly. We will make sure that doesn't happen next year. But the puzzle was why, with so much water, did these lawns show significant areas of brown grass?

Duane said to help us understand causes and potential solutions for these lawns we had an agronomist from Rexus give us an analysis. We learned that the back lawns, because they have been there for 30 years, have five or six different types of grass – seed delivered by wind from other lawns in the area. Back lawns for houses on the east side of the street have been particularly susceptible to bent grass seed blowing in from the country club. Bent grass is used on the greens because it can be cut very short and still stay green. In fact, the only green on bent grass is at the very top of the grass stalk. When it grows long, like in our lawns, every time it gets mowed the green top gets cut off and what's left is brown. So the brown areas of these lawns, for the most part, have nothing to do with not enough water, it's because one of the many types of grass in the lawns is bent grass.

One possible solution is to plant new lawns. At \$1.75 to \$2.25 per square foot the cost is high and even the new lawns would soon have many grass types growing in them after a few years. The solution we will try next year has no cost. It was recommended to us by the agronomist - manage the height of the mower settings so that the green tops of the bent grass are cut off less frequently throughout the spring and summer. We will work with the next contractor to try to implement this fix.

Lawn Damage from Mowers

Another consequence of lawns that have been too wet, is that mowers will leave deep, visible tire marks at best and cause severe lawn damage at worst. This is partly the fault of the mower crew. If the lawn is too wet, we have told them not to mow or at least to avoid the wettest section of the lawn, but somehow this never happens the way we think it should. Ultimately, the solution is make sure the lawns do not get over-irrigated. We can control our irrigation system, but of course can't control the rains so there will be times, even during the mowing season, when the lawns are soggy in some places.

Lawns That Are Always Too Wet

There are a couple of lawns (or areas of lawns) in the HOA that even with proper irrigation levels they always seem to be too wet. We have already had these areas inspected to see if there are broken pipes or other causes for too much water. The agronomist also looked at these areas and said just below the surface of the lawn is a layer of clay which makes drainage difficult. The only solution is to install French drains in these lawns. The estimated cost is \$2000 to \$2500 per back lawn. Initially we will try, at least for another year, to keep the lawn acceptably green with a minimum of irrigation. If this does not work, we may need to install drains in at least a portion of a couple of lawns.

Lawns Can Get Added Moisture from Private Shrub Bed Runoff

Duane asked the members to try to make sure they are not over watering their shrub beds with their private irrigation systems. We know that in some instances, over watering has led to soggy lawns adjacent to these beds. If you have a contractor managing your irrigation settings, ask them check how many days a week and for how long these beds are being watered. Many beds with mature plants need no more than 10 mins of watering 5 days a week at most.

Worth noting that the Rexus agronomist did not charge us for his 1 hour consultation.

New Business

Fred asked who owns the pond?

Duane said we thought it was Lane County or the State of Oregon because it connects to the river. We recently learned from the City of Eugene that a boundary line runs down the middle of the pond. CCW owns the portion of the pond north of the boundary line. The other side is owned by the condos across

the pond and a portion at the east end, by Marquis, the owner of the new senior living complex being built on Country Club Rd.

Fred wondered what can be done to get rid of all the algae? Perhaps sharing the cost with the owners on the south side of the pond.

Duane noted the pond used be much more clear. He said in the history of the HOA that Elaine wrote, she says the pond always had very clear water and was deeper than it is now. It looked much different than it does today. Duane wondered if run-off from the Eugene Country club is a contributing factor to the algae on the surface of the pond. He also said that the owner of the condo complex told him the pond is not clear because of all the carp that kick up mud from the bottom.

Cordy said he thinks the red color on the pond is “duck grass”. He said the Eugene Country Club has invested a considerable amount in trying to clean up the water features on the golf course. It's not easy to fix. Might be worth talking to Chris from the country club come over to take a look at our pond and see if he has suggestions.

Sheri added that the pond has become much shallower in the last few years.

Duane agreed the pond is not as attractive certain times of year as it could be. He proposed the Board investigate the options.

Duane adjourned the meeting at 7pm.

2019 CCW Financial Report Projected Year-End

Funds

2019 Starting Balance	21,566
2019 Dues @ \$450/qtr	52,200
Total	73,766

Expenses

Recurring Annual	Budget	Expenses
Landscape/Irrigation	29,220	29,220
Seasonal Flowers	500	
EWEB	6,500	7,239
Legal	300	625
Accounting	350	360
Insurance	800	852
State Corp. Fee	100	50
Annual Meeting	700	700
Office Supplies	100	56
Sub-Total	38,570	39,102

Projects / Contingency

Irrigation Repair/Supplies	2,000	1735
Glass Tree Care	295	295
Arb Repair Snow Damage	540	240
735 Remove HOA Tree	1000	950
780 Clean HOA Brush	950	948
745 Trim HOA Tree	125	275
695 Remove HOA Pear	125	175
795 Storm Drain Roto	395	395
(7) Storm Drain Clean-out	479	479
Prune New Street Trees	510	510
Prune Large Street Maples	180	180
Grind Arborvitae Stumps	400	400
Replant Arborvitae	500	500
Hemlock Bark HOA Beds	700	700
680 / 735 New Trees	500	500
Sub-Total	8,699	8,282

Budget Total	47,269	
Expense Total		47,384

2019 Starting Balance and Income	73,766
2020 Balance Forward	26,382