

## VGC 2020 Reserve spending....Covid 19 Uncertainty

Fri, May 22, 2020 3:34 pm

The VGC Volunteer Reserve Study team...Lanny Collins, Henning Guldhammer and I have discussed a need for VGC financial conservatism as the world tries to cope with the current Covid-19 pandemic. We have several Reserve spending recommendations for Board consideration and approval.

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1) Postpone the \$158,000 draining/renovation of the west pond until 2021. We will have to monitor the continuing build-up of "muck" & resultant reduction of pond depth, with the associated problems of algae control and mosquito ...but we believe it will be manageable to postpone the project into 2021.

A) Continue to assume we will postpone the \$155,000 (not \$158,000) draining/renovation of the west pond until 2021.

B) Recommend we retain the flexibility to pursue this project in 2020 if we become more comfortable with the impact of the Covid-19 pandemic on VGC's financial condition, and; we can determine if Ike can fit the project into his 2020 work plan now that he is returning to full crew levels, and; that the Board has an acceptable agreement with Doug Botimer as to draining pond water onto his 14 acre tract on the north side of GVW. If the Board chooses to pursue the project in 2020, it will get this needed project behind us and help us settle once and for all whether the uncertainty of whether the project will cost, as we anticipate,

in the \$30,000 to \$100,000 range vs the \$155,000 dictated by Reserve Analyst, Inc, who still assume a liner will be required.

2) Re: the remaining \$15,000 we have in the Reserve for East Pond Renovation...we completed and charged out the bulk of the project in 2019. One component left to be done this year is the construction of a "duck ladder" to enable mother ducks to walk their ducklings over the steep new pond banks, which Ike Muro reports will be done in the next 10 days. We will discuss remaining landscaping and any other completion work with Ike and the Jasos and close out this project as soon as possible. It appears we will underspend the \$15,000 budget.

A) Ike has completed a low-cost "duck ladder" for the pond. The costs will be invoiced to VGC.

B) Anticipate invoices from Ike for gravel work around the pond perimeter already completed.

C) Anticipate more invoices from Ike and the Jasos to address a new problem, i.e., kids using the new pond wall and adjacent gravel as a bicycle and skateboard "track" (Ike observed this as they were installing the gravel perimeter). The solution currently being discussed involves the planting of shrubbery on the pond's NW end (previously-planned) to discourage pedestrian, bik and skateboard traffic around that area of the pond. The tentative plan also includes gluing large rocks and incorporating small, low-maintenance planting areas interspersed in the concrete wall top...both of these measures to discourage foot and bicycle traffic on the top of the new wall. The Jasos will present a plan and budget for this work to the Board.

D) Anticipate invoices to from Ike to address another problem recently discovered, i.e., the inability to fill the pond to the desired fill level. Ike incorporated drainage pipes to drain water directly from the roof downspouts of 705 & 715 SE Pheasant Run and the patio of 715 SE Pheasant Run. The solution involves capping off those three drainage pipes and re-routing downspout water across the lawns adjacent to the houses and routing the patio drain into a newly constructed "French drain", where the water can be absorbed into the ground.

E) Anticipate plans and cost estimates from the Jasos to add 2 or 3 low-cost "floating islands" of plantings to be installed into the pond.

F) Considering items A through E, above, I anticipate the final project spending will still be favorable to the \$15,000 estimate in the 2020 Reserve Spending Plan.

3) Re: the \$3,000 project for Bridges 1, 2 & 3 repair: work on Bridges 2 and 3 are the priority and work will begin within the next week. The entire east side of Bridge 3 must be replaced and we believe replacement of three

rotting upright posts will be required on Bridge 2. As always with these projects, we will know a lot more once

Ike's crew begins demolition. At this juncture, let's assume we will spend the entire \$3,000, but we are proceeding on a "time and materials" basis. I will report actual project costs, positive or negative to the \$3,000 estimate, when we complete the project.

A) Ike has repaired Bridge 3 at a cost of \$457, which VGC has already paid.

B) Due to work crew shortages due to the Covid-19 pandemic, Ike cannot address the Bridge 2 repairs until July at the earliest. I am attempting to recruit another contractor to pursue the repairs earlier. Any recommendations for a handyman or contractor to repair Bridge 2 will be appreciated.

C) I still need to assess Bridge 1 and 4 for needed repairs & will seek WWHA assistance in the event we need Bridge 4 repairs.

D) Unless we encounter any unknown problems, I anticipate we will underspend the \$3,000 estimate in the 2020 Reserve Spending Plan.

C) See my comments, below, re: willow tree thinning, in which we need to address another problem that has arisen with Bridge 2 integrity.

4) Re: the \$9,715 project for Pavement Seal Coat Master: this is the sealcoating of Garrison Village Way, which we recommend not deferring. We have finalized the scope of the project as from the west end of the Clock Tower Circle west to Larch St. We anticipate the project will be done in June, 2020. We now have an updated bid from Klickers Asphalt, i.e., \$10,073.45 (including tax) contrasted to the \$9,715 estimate in the 2020 Reserve Plan...thus we should anticipate being \$358.45 unfavorable vs the Reserve Spending Plan.

A) Klickers Asphalt and I are now working toward doing this sealcoating 8/12 – 8/14/20 or 8/19 – 8/21/20 vs July. The projected cost remains \$358.45 unfavorable to the 2020 Reserve Spending Plan.

5) Re: the \$15,000 project for GVW & Walking Trails Grinding: we recommend not deferring, as we still have many unsafe cracks remaining after our "learning" project in which we ground down 20 of the most dangerous cracks last fall. We are confident now that we have learned about crack grinding that we can complete the job within the 2020 \$15,000 budget.

A) The plan now is to pursue this project in June or July, 2020, using rented equipment and Ike's crew.

B) It is apparent now that some of the tripping hazards will need to be corrected with the replacement of concrete sidewalk sections vs grinding. Once we have done what we can with grinding, I will obtain estimates for concrete replacement to address other walking trail tripping hazards and request Board approval to pursue the needed concrete replacement...and to utilize the "Concrete Grinding" project line item to fund the required concrete replacement. I propose to pursue this, if needed, up to the \$15,000 estimate in the 2020 Reserve Spending Plan...and, again if necessary, to return for Board approval of additional funds if we cannot accomplish what is needed within the \$15,000 in the 2020 Reserve Spending Plan.

6) We also have substantial estimates in the 2020 Reserve for Cottonwood and Willow Tree Removal and for Tree Care Roots & Trimming. We have much work to do in the way of defining actual scope of work, but feel we have some latitude to move slowly and possibly defer some of this spending during these uncertain times. We will report back to the Board when we have better definition of scope of work.

A) A now-known project is to remove the large willow tree abutting the east side of Bridge 2. This fast growing-willow is now very close to contacting Bridge 2. The tree will continue growing and very soon start breaking the bridge. I am obtaining an estimate from Town & Country Landscaping and propose to have the tree removed prior to repairing Bridge 2.

B) I am also proposing removal of a large rapidly-growing willow tree 20 ft east of Bridge 1. This is the same type of willow that collapsed in Tom Emmerson's yard 6 or 7 years ago and the same type as the 4 or 5 that collapsed 3 years ago between Bridges 3 and 4, blocking the walking trail for several months until we put together a volunteer crew to remove the felled trees and branches. Bottom-line, we should remove this tree to eliminate risk to walkers on the walking trail and to the risk of damaging Bridge 1.

C) I anticipate that we can do these two projects and additional needed 2020 willow tree thinning within the \$2,362 estimate for Willow Tree Thinning in the current 2020 Reserve Plan. I am requesting Board and ARC approval of these two projects.

D) Additionally, we have \$19,063 in the 2020 Reserve Plan for 2019 and 2020 Cottonwood Tree Removal. In my opinion, we are at a juncture where the Board and ARC can significantly reduce this year's and future years' cost estimates for Cottonwood Tree Removal in the current Reserve Spending Plan. This is based on the fact that we have removed most of the cottonwoods that were immediate threats to VGC residences and other structures. The Board and ARC can elect to now change the scope of this work to: 1) cutting up and removing cottonwoods as they fall, and; 2) continuing to thin smaller cottonwoods before these fast-growing trees turn into future hazards. I will attempt to handle as much of this work as we can with VGC volunteer labor. If we adopt this plan, I would propose reducing this year's estimated spending to \$10,000 vs \$19,063 in the current Reserve Spending Plan and reducing future years' Reserve Spending Plans by 50%.

E) Re: Tree Care Roots and Trimming: we have not defined the actual scope of work, so I would leave the 2020 estimated Reserve spending of \$20,000 intact until we can agree on a scope of work.

Thanks,  
Ray