

VGC Board Meeting... 8/25/21
Common Area/Landscaping Maintenance Committee

1) Muro Landscaping

- We are saddened by the passing of Ike Muro, Owner of Muro Landscaping (ML), who provide mowing, trimming, other grounds maintenance & irrigation operation & maintenance for V6, V7, V8 & V9 & common areas. We have communicated VGC condolences to the Muro family and attended Ike's visitation and funeral services.
- Ike's passing occurred at a time when the quality of our groundskeeping and irrigation maintenance was deteriorating badly. ML was not and is not the same without Ike's leadership, management skills and irrigation knowledge.
- Even as we assumed Ike's full recovery, 8 weeks ago, we began conversations with other irrigation and landscaping contractors to determine their capabilities and willingness to replace ML in 2022.
- In the meantime, ML's capabilities have been worsened by the resignation of 3 key employees, including Sergio Saldana, whom Ike had been training over a year in VGC irrigation operation and maintenance. Those 3 employees alerted us to the fact that they were forming a new company and asked for a contract with VGC for irrigation and landscaping for the remainder of 2021. We advised them they would have to form a LLC, obtain bonding, obtain liability insurance and hire a professional CPA before they would be considered. They have done all of that: their new entity is Tree Amigos Landscaping, LLC (TAL).
- After Ike passed, the Muro family initially communicated to us they were shutting down ML and asked us to continue doing business with them through the end of August. We agreed, and quite frankly, were relieved with this decision, as it made it easier for us to consider if and when we brought in another firm to either supplement Ike in irrigation operation and maintenance and/or completely replace ML in the future for all irrigation and landscaping services.
- The Muro family has now communicated to us that their new plan is to turn ML over to nephew, Jose' Muro. Jose 'worked for ML several years ago, and his father, Benjamin Muro, worked side-by-side with Ike for several years before he took another job 3 years ago. They have asked for us to continue doing business w/ ML for the remainder of 2021 as a "trial" to

determine if we will also contract with them in 2022. We told them we would consider this option.

- The key date now is Tuesday, August 31, the last date we have agreed to work with ML, and coincidentally the date the next mowing and trimming of V6, V7, V8, V9 and common areas will occur. Discussions are continuing with ML, TAL and other vendors. The Board will announce their decision on August 31 at the earliest.

2) West Pond Project

- In current Reserve Spending Plan , we have \$160,000 scheduled as estimated spending in Reserve subaccount 1062, “Pond Large—Liner—Replace”.
- We have maintained there is no liner in the west pond, and verified it visually by pumping down the pond over halfway several weeks ago. Nonetheless, at the insistence of our consultant, Reserve Data Analyst, Inc, we have retained the “liner” in the title of the subaccount and the \$160,000 estimated spending, which we believe is way too high.
- With Ike Muro’s deteriorating health (before his passing) , 4 weeks ago we initiated work with Eagon Excavating and Construction Co of Walla Walla for Eagon to do the west pond draining and dredging instead of ML.
- Owner Chris Eagon submitted a detailed proposal and cost estimate of \$57,000 without tax for the dewatering of the pond and removal of an estimated 415 cubic yards of silt. In a meeting with Eagon yesterday, Eagon advised the estimated cost would decrease to \$50,000 if we would agree to : 1) Shut down GVW from Pheasant Run to Swainson for the duration of the dewatering, dredging and construction follow-up, i.e., approximately 4 weeks, and; 2) Begin drawing down the pond now by not topping it off with Clock Tower well water (as we currently do this time of year) and, therefore, reducing the amount of water that has to be mechanically pumped out of the pond. The VGC Board approved these two actions.
- We can also reduce the cost further (approx. \$1,300 to \$1,500) by having volunteers cut down and remove 2 trees that need to be removed to make space for excavating and trucking operations. We will schedule that work to just before Eagon needs to mobilize equipment onsite.
- Bottom-line: estimated cost of \$48,500 to Eagon + \$20,000 max for shoreline & landscaping work = \$68,500 (vs \$160,000 in 2021 Reserve Estimated Spending).

- The City of College Place advised no permitting is required through their office. A big thanks to Dan Halstrom, who created an online account and is submitting the required Hydraulic Permit Application (HPA) to the WA Dept of Ecology.
- If the HPA process goes smoothly, dewatering goes smoothly and we encounter no additional obstacles, excavation should begin in the Sept 20 to October 20 time frame. Actual excavation and follow-up construction & clean-up should require 3 – 4 weeks. As an example, if we begin excavation on October 1, the project should be complete by November 1.
- Board approval/signature required on latest Eagon proposal.

3) GVW Tree Pruning/ Canopy-Raising ..Tree Monkeys, LLC

- Primary objective was to remove tons of dead, dying and misshapen limbs in the trees on GVW, caused by years of competing for sunlight and nutrients due to overcrowding of trees prior to removal of 68 trees in 2020. Those dead limbs were a safety hazard...already had begun falling out of trees. Secondary objective was raise the tree canopy to eliminate branches hanging over fences and houses in V1 & V2...& to allow garbage trucks, FEDEX trucks and large RV's unobstructed passage through GVW.
- Primary Phase 1...Larch St to Gazebo Circle completed a couple of months ago
- Phase 2...Gazebo Circle to Clock Tower Circle...completed last week.
- All of this work funded by Reserve subaccount 1086-0 "GVW Tree Care". Anticipate this subaccount yearend will be favorable to \$30,000 estimated 2021 spending plan.

4) 2022 Reserve Spending Plan

- VGC Reserve Committee meeting Friday 8/27 to prepare first draft of 2022 Reserve Estimated Spending Plan. When finalized we will submit to Joel Tax of Reserve Data Analyst, Inc for our annual update to the VGC Reserve Plan.

Ray Goff
 Volunteer, Common Area Landscaping &
 Grounds Maintenance Committee

