

## VGC Board Meeting 4/27/22

### Common Area Maintenance/Reserve Committee Report

I. 2022 Reserve Spending Plan Summary...discuss details.

Overall summary: as in 2022, for 2021 projected actual year end spending for 2022 will be very favorable to the \$234,021 2022 Estimated Spending Plan.

II. Many common area projects underway, most of which are funded by the 2022 Reserve. We utilize volunteer labor when it is available and when it is safe and otherwise suitable to utilize volunteers.

III. Many thanks to the approximate 25 VGC neighbors who showed up to help us on "Volunteer Day" Sunday April 24<sup>th</sup>. Volunteers unselfishly did much-needed branch cleanup SOC and worked with John Jaso and Denise Bartlow to assist in the conversion of the big V7 park flower bed to "simpler-to-maintain" grass, much as we did in the south V8 park in 2021-2022. THANK YOU, VOLUNTEERS!!

III. Reserve subaccount 1109 "Pavement Crack Sealing" --- Priorities by Village to be defined in June/July...projected to be within \$6,180 2022 Estimated Spending Plan.

IV. Reserve subaccount 1054-0 "Pavement Seal Coat Village 5" ...will get actual bids in June-August timeframe...anticipate being close to \$6,609 2022 Estimated Spending Plan.

V. Reserve subaccount 1110 "VGC Riding Mower-Replace" ...mower has been received and is getting "flat-proof" foam put into tires and after-market accessories added. Anticipate being favorable to \$7,000 2022 Estimated Spending Plan.

VI. Reserve subaccount 1112-"GVW Tree/Shrub/Other-Common Area Refurbishment" ...anticipate being at or below \$10,000 2022 Estimated Spending Plan

- 1) Larch St Entry Refurbishment...doing remaining work from 2021 project: Repair/rework irrigation (\$720); buy & spread tree bark on beds (\$1,710); plantings on south side (\$330).

VII. Reserve subaccount 1113—"Non-GVW Tree/Shrub/Other Common Area Refurbishment" ...anticipate being at or below \$10,000 2022 Estimated Spending Plan.

- 1) V7...Convert maintenance-intensive flower bed to grass: overgrown pine tree (800 - \$1000); re-do irrigation (\$800); grind tree stump (\$400); remove mulch & seed to grass (\$800); large rock removal & plant repurposing (\$300 + extensive volunteer labor).
- 2) V10...Remove dead/overgrown trees & refurbish traffic islands landscaping (est \$900)
- 3) V9...western 75% of hillside (\$500 preemergent ); top of hillside abutting SE Crestlane in V10 ( \$400 fertilizer & pre-emergent); eastern 25% of hillside ...test dwarf, low-maintenance, low-water fescue (\$1,000).

4) Walking Trail 1 north of SE Creekside...carryover from 2021 Project...Volunteer wild rose removal (\$500).

VIII. Reserve subaccount 1114.."Maintenance & Storage Shed"....anticipate being unfavorable \$15,000 unfavorable to \$24,787 2022 Estimated Spending Plan.

- 1) Changed locations several times in last 6 months to respond to neighbors' complaints & experienced historic runaway inflation in construction costs.
- 2) Plan changed from building an annex to the existing Clock Tower to building a separate structure in the Clock Tower Circle....College Place rejected the annex plan due to clock tower being non-permitted and built over a CP sewer line.
- 3) Planned structure is very aesthetic "cottage" prefab kit painted to match the Clock Tower colors.
- 4) Waiting on final OK that we can tie into existing electric power in CT Circle vs having to cut through & replace GVW asphalt;
- 5) Planned completion June 30, 2022 if permitting and delivery of materials completed by June 6, 2022.

IX. Reserve subaccount xxxxx "Replace 20% of Irrigation Controllers"...not projected until 2023 in current Reserve Study...so not in 2022 Estimated Spending Plan..

Replacement/Upgrade of V2 Irrigation Timer is needed now...existing timer is 22 years old and cannot follow programmed irrigation instructions. This project will also deliver water cost savings in 2022....out of control in 2021.

Will also begin new feature of remote handheld controllers. Estimated project cost of \$2,500 will therefore be unfavorable to the 2022 Reserve Estimated Spending Plan. (discussions still underway...possible partial funding from the V2 Reserve).

Ray Goff, VGC Volunteer, Reserve and Common Area Maintenance

4/27/22

**Villages of Garrison Creek HOA  
Projected Expenditures Report**

Description	Expenditures
<b>Replacement Year 2022</b>	
1103-0 GVW Concrete - Grinding	3,090
1112 GVW Tree/Shrub/Other - Common Area Refurbishment	10,000
1077 Garrison Creek Tree Project - 2021 Willow Tree Thinning	5,000
1078 Garrison Creek Tree Project - 2022 Cottonwood Tree Removal	5,000
1113 Non GVW Tree/Shrub/Other - Common Area Refurbishment	10,000
1027-01b Non-GVW Concrete (2022) - Replacement	16,065
1103-01 Non-GVW Concrete - Grinding	3,090
1109 Pavement - Crack Sealing	6,180
1096 Walking Paths Bark Dust & Chip Rock Refurbish/Replace	4,120
1086-0 GVW Tree Care	5,000
1086-01 Non-GVW Tree Care	5,000
1027-0 GVW Concrete - Replacement	3,000
1088 UG Sprinkler Pipe - Ph. I - Replace 10%	4,367
1095 UG Sprinkler Pipe Master Areas 5%	88,554
1012 Creek Pump House Shed Repair Contingency	3,040
1054-0 Pavement Seal Coat Phase V	6,609
1110 VGC Riding Mower - Replace	7,000
1099 Well Pump - Replace	13,675
1114 Maintenance & Storage (Trail 1) Shed - Replace	24,787
1035 Mailbox Structures - Ph. I - Replace	2,865
1036 Mailbox Structures - Ph. II - Replace	4,172
1001 Benches - Repair/Replacement	3,408
<b>Total for 2022</b>	<b>\$234,021</b>
<b>Replacement Year 2023</b>	
1103-0 GVW Concrete - Grinding	3,183
1112 GVW Tree/Shrub/Other - Common Area Refurbishment	10,300
1113 Non GVW Tree/Shrub/Other - Common Area Refurbishment	10,300
1027-01b Non-GVW Concrete (2022) - Replacement	16,547
1103-01 Non-GVW Concrete - Grinding	3,183
1109 Pavement - Crack Sealing	6,365
1096 Walking Paths Bark Dust & Chip Rock Refurbish/Replace	4,244
1029 Irrigation Backflow Devices - 11% replace	885
1008 Clock Tower Paint / Repair Contingency	1,103
1005 Bridges Paint Wood Surfaces	785
1089 UG Sprinkler Pipe - Ph. II - Replace 10%	5,442