

## **VGC Board Meeting 2/22/23**

- **Reserve Committee Report**
- **Common Area Landscaping & Maintenance Committee Report**

### **Reserve Committee Report**

#### **1) Reserve Committee Membership**

- **Board Member Barb Larson has agreed to join the Reserve Committee. Welcome, Barb!**
- **Jon Messenger (V10) has contributed actively to the “W. Pond Bridge Repair/Replacement” project and the “Resurface Asphalt in V1 & the V2/V5/V6 Alley” project, both of which we are trying to do in 2023. Jon has agreed to join the VGC Reserve Committee. Welcome, Jon!**
- **Reserve Committee members are now Ray Goff (V6); Barb Larson (V8); Rand Strobel (V5); Joe Roemer (V8); Dave Siviter (V9); Dave Elliott (V6), and; Jon Messenger (V10).**

#### **2) Appointment of new Reserve Study Consultant**

- **After the completion of the 2023 update to the VGC Reserve Study, our consultant, Reserve Data Analyst, LLC, of Bellevue mysteriously advised they no longer wanted to serve as our Reserve Study consultant.**
- **Neighbor Daryl Schreiner and Reserve Committee member, Dave Elliott & I did independent research and requested recommendations from the Washington State Community Associations**

**Institute (WSCAI), of which VGC is a member, and we narrowed our search to two nearby consultants, one in Spokane and one in Ephrata, WA.**

- **The Spokane candidate declined to bid for our business citing “We do not service the Walla Walla area.”**
- **The remaining candidate, Accurate Reserve Specialists, Inc. (ARSI), of Ephrata, WA sent us two contract options. In a subsequent Zoom meeting with Linda Olson, Barb Larson, Marie Evans, Daryl Schreiner & me, ARSI owner Karen McDonald summarized the services offered by ARSI and answered all of our questions thoroughly. She also advised that she was past President of WSCAI after serving years in other Board positions in that group.**
- **We were thoroughly impressed with McDonald’s professionalism and relaxed, comfortable business demeanor.**
- **I recommend VGC Board approval of retaining ARSI as our new Reserve Study consultant.**

### **3) Repair/Replacement of West Pond Bridge**

- **We closed the W. Pond Bridge in December due to discovery of an almost thoroughly rotted main support beam.**
- **We do have \$8,340 projected for repair/replacement of the bridge included in the updated 2023 Reserve Study , but the expenditure was projected to occur in 2028. This is an**

**example of a VGC asset that failed prior to the expected life assumed in the Reserve Study.**

- **The Reserve Committee and John Jaso defined 6 alternatives to repair/replace the bridge.**
- **Those of us on the committee did not want to go through the complexities of seeking College Place permits, so we narrowed the alternatives to two to send out to contractors to bid: a) Remove the existing bridge and replace it with a pre-fabricated aluminum or powder-coated steel bridge that resembles the current bridge as closely as possible, and; b) Remove the current bridge and the concrete walk approaches and re-route the walking path east around the east inlet stream to the Pond & then tie in to the S GVW sidewalk.**
- **Shockingly, the bid for re-routing the walking trail was \$21,000. We have ruled out this option for now.**
- **The steel bridge fabricator who was bidding for the job suddenly stopped returning phone calls and did not submit a bid.**
- **We discovered during the bidding process that the job did not require CP permitting, so Dave Siviter and Jon Messenger agreed to work with another bridge prefabricator to obtain a bid for constructing an aluminum or powder-coated steel support beam system and to use volunteer and/or TAL labor to remove the old bridge and construct a new bridge with Trex components similar to the existing bridge. We are awaiting the support system bid and the remaining estimate of costs to build a replacement bridge.**

- **If this option proves to be too expensive, then we will resurrect the option of re-routing the walking trail around the east end of the Pond inlet stream & joining in with the S GVW sidewalk, but this time with volunteer and TAL labor and prepare cost estimates to report back to the Board.**
- **We request Board authority to spend up to \$12,000 including tax to pursue one of the two options after we receive final cost estimates.**

#### **4) Replacement of asphalt roads in V1 and the V2/V5/V6 Alley**

- **The V1 streets & the V2/V5/V6 Alley are over 20 years old & in need of replacement.**
- **Several years ago, Klicker's Asphalt advised that both areas were approaching the end of their useful life and they recommended that we discontinue cracksealing and sealcoating of those two areas, and save our money for the imminent replacement of those two areas.**
- **For reference, the updated 2023 Reserve Study includes 2023 "projected" spending of \$106,000 for the V1 pavement replacement and \$19,000 for replacement of the V2/V5/V6 Alley.**
- **We on the Reserve Committee have been questioning whether these two projections were adequate in view of the recent unexpected 2021/2022/2023 inflation rate increases.**
- **Rebuilding the existing roads involves stripping away the old asphalt (& finding a place to relocate the asphalt); compacting the existing gravel base, and; applying a 3" layer of new asphalt.**

- **We requested bids from two local asphalt contractors recommended by Jason Jenkins of Klicker’s Asphalt, who described both contractors as dependable & very good. Following is a summary of our projected spending in the 2023 Reserve Plan and of the two contractor bids:**

	<b>2023 Reserve Proj Spending</b>	<b>Humbert Asphalt Bid</b>	<b>Central WA Asphalt Bid</b>
<b>V1</b>	<b>\$106,000</b>	<b>\$112,706</b>	<b>?</b>
<b>V2/V5/V6 Alley</b>	<b>\$ 19,000</b>	<b>\$ 43,041</b>	<b>?</b>

- **Awaiting the bids from Central WA Asphalt... tentatively available tomorrow.**
- **Need clarification of the Humbert bid. Due to extreme high price of V2/V5/V6 Alley, we are investigation replacing only the Western 60% of the Alley. The eastern 40% was apparently built by another contractor at a later date and has useful life remaining.**
- **Will report back to next Board meeting after fully digesting the two bids and will request authority at that time to contract with the contractor of choice.**

**5) Construction of Clock Tower Storage Annex**

- **As previously reported to the Board, this project has been chronically delayed over a year by a combination of our internal debate over storage annex location; delivery of the shed pre-**

**fabricated “kit”; College Place permitting issues; the Thanksgiving/Christmas/New Years holiday period, and; conflict with other projects of our contractor, Lozano’s Remodel, LLC.**

- **The newest developments are Lozano’s claim of contracting Covid....and now, Lozano not returning phone calls or emails to reschedule our project.**
- **We’ve advised Lozano that we prefer he complete the job as contracted, but if he absolutely cannot schedule our job, we want to take possession of the shed “kit” he purchased and has been storing for us & assign the project to another contractor. Very unsettling: we’ve had no response.**
- **Next step is go to his office or home address...or to drive around town to locate a Lozano’s truck on another job and try to engage Lozano face-to-face.**
- **We’re trying to remain optimistic & sincerely hope Lozano hasn’t gone bankrupt and/or hasn’t been defrauding us all along.**

## **Common Areas Landscaping and Maintenance Committee Report**

### **1) Determination of and Correction of Source of College Place Water 700 Gallon Per Minute Water Leak**

- **CP advised us they have detected a leak somewhere in our V1/V2/V5/V6/V7 Common Water Meter System.**

- **John Jaso &/or Kurt Carlson have been spearheading our efforts with CP to detect the leak and can update the Board.**
- **Will need Board decision as to how to charge out this project and the water lost to date if the leak or leaks are located on one or more Homeowners' private property.**

## **2) Remedial Pruning of Larch St Arborvitae**

- **The normal vertical pruning of the Larch St arborvitae has been included in Ike Muro's and more recently, Tree Amigos Landscaping annual common area budgets.**
- **Due to complexities of hiring personnel during the initial Covid years and then, Ike Muro's sad passing, the arborvitae have been allowed to grow unchecked vertically.**
- **Historical vertical trimming could be done largely from ground level and/or with short ladders, but the new heights would require bucket trucks and/or very tall, unsafe ladders to trim the arborvitae.**
- **We contracted TAL to do the required remedial, height pruning in addition to their normal contracted trimming.**
- **The job has been done by TAL, in some cases removing 6 to 8 feet of top growth. The trimmed arborvitae are very, very nice and can now be kept at the new, more reasonable heights in the future. We are anticipating total**

**costs of \$2,100, but the project has not been invoiced.**

- **We recommend charging this project to Reserve subaccount 1113 “Non-GVW Tree/Shrub/Other Common Area Refurbishment”**
- **Anticipate the subaccount will be favorable in year-end accounting.**

### **3) Additional Park Arborvitae Height Reduction Projects**

- **We encountered another developing arborvitae height problem around the V8 Cherry Orchard Park. To prevent another costly project in the future, we authorized TAL to shorten those arborvitae 2 to 4 feet. Project has been completed & we anticipate costs not-to-exceed \$400 & recommend charging to Reserve subaccount 1113.**
- **We might encounter the same height problem with the arborvitae on both sides of the 8<sup>th</sup> St entrance from Lions Park. If necessary, we will negotiate a not-to-exceed price with TAL to do the remedial trimming...& recommend charging to Reserve subaccount 1113.**
- **We anticipate Reserve subaccount will, by years end, be favorable to the projection carried in the 2023 updated Reserve Study.**

**Ray Goff, Volunteer  
Reserve Committee &**

**Common Area Maintenance  
Committee**