

## VGC Board Meeting 10/25/23

### Clock Tower Storage Annex...Events from Inclusion in the 2022 Reserve Plan to Inspection and Final Approval by City of College Place

Date	Event
July – Oct, 2021	The 2021 Board approved addition of the “Storage Cottage” at an estimated cost of \$24,787 to the 2022 Reserve Plan.
Dec 2021... Annual Homeowners Meeting	VGC 2022 Reserve Plan with “Storage Cottage” included was recommended by the 2021 Board and approved by Homeowners
April 14, 2022	<p>VGC 2022 Board advised of first actual Contractor’s Estimate of Total Cost for the “Storage Cottage”</p> <ul style="list-style-type: none"> <li>● With concrete floor.... \$45,026</li> <li>● With wood floor.... \$42,974</li> </ul>
April 19, 2022	Via email poll, VGC Bd agreed 6 -1 to proceed with construction of wood floor option shed in the SSE portion of the Clock Tower Circle at estimated cost of \$42,974 ...& to charge the project against the Reserve.
April 21, 2022	Signed contract w/ contractor for \$31,356.80 of the \$42,974 estimate for shed construction & installation of electric system. Paid contractor 50% deposit of \$15,678. Plan was to contract with others or use volunteer labor to control costs within the \$42,974 estimate.
Continued on next page	

May 2022 – June 2023	After months of aggravating delays by contractor claiming dispute with Home Depot delivering shed kit w/ wood floor, we twice threatened lawsuit via certified mail and, to work around the claimed dispute and avoid a lawsuit, we redesigned shed plans to include a concrete floor.
June – July, 2023	Contractor ordered Home Depot shed kit, constructed concrete floor and began shed construction.
August -Sept, 2023	Contractor completed shed construction & we took over contracting with Doyle Electric for installation of shed electricity. We paid contractor the final balance due.
September, 2023	Doyle completed installation of shed electricity. We are awaiting invoice which we anticipate will be equal to the Doyle bid.
September -October, 23, 2023	We underwent a series of City of College Place and State LSI inspections with CP advising final approval of shed construction on 10/23/23. We are awaiting formal written approval.
October 25, 2023	VGC Board Meeting...we are reporting estimated final cost of Clock Tower Storage Annex is \$41,934, approximately \$1,000 favorable to the Bd-approved estimate of \$42,974

R. Goff  
10/25/27

**Clock Tower Storage Annex  
Estimated Project Cost  
10/11/2023**

Payee	Date	Description	\$
Lozano's Remodel LLC	4/27/2022	50% down Pmt	\$15,678.40
Lozano's Remodel LLC	9/29/2023	Final Invoices #203 & #206	\$18,026.17
Merlin Phillips, PE	8/?/2023	Invoice 2023-20 for Revising Constr. Permit	\$1,501.00
<i>Doyle Electric</i>	10/?/2023	Wire CTSA for connection to Generator	\$4,165.11
Benjamin's Painting	8/8/2023	Paint Clock Tower Storage Annex	\$1,847.90
John Jaso	8/?/23	Reimbursement...purch of two interior lights	\$215.23
John Jaso & TAL	10/?/23	Estimated Landscaping...to be done in Oct	\$500.00
		Total	\$41,933.81

For Information:

Approved Estimated Project Cost (per 4/19/22 Olson Email detailing email Poll of VGC Board)	\$42,974.42
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## Ray Goff

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**From:** Ray Goff  
**Sent:** Wednesday, October 18, 2023 7:04 PM  
**To:** Linda Olson; John Cress; 'Marie Evans'; Barbara Larson; 'Mike Serra'; VGCK Carlson  
**Cc:** JohnYvonne Jaso (yjtravel1@gmail.com); DeMoss, Rebecca J; Dave Siviter (david.siviter@hush.com)  
**Subject:** FW: Irrigation controller upgrade proposal

VGC Board,

Board Members....this is the same info that I distributed a couple of days ago. Please re-respond to this email with your approvals so we can present the email string at the next Board meeting and include it in the Board minutes.

In July, our Irrigation Committee approved John Jaso's recommendation to not only replace, but also to simplify, our irrigation controllers, but we deferred the replacements until after irrigation season. Irrigation season is largely behind us, so we request approval to proceed now.

- The irrigation system for V1/2/5/6/7 contains 13 controllers, some of which are over 20 years old.
- John's specific project is to replace 7 irrigation controllers with 3 new controllers....see additional detail below.
- We have been assessing Homeowners in our Reserve for years to build a "pool", i.e., a sizeable "Reserve Balance" to cover the costs or repairing/replacing all of VGC assets as they fail. Irrigation repairs/replacements are an example one of the VGC assets included in the Reserve Study as Subaccount 1028 "Irrigation Controllers...20% Replace" with estimated spendings as follows: 2024 \$17,069.....2027 \$18,925.....2030 \$20,192...& reoccurring every 3 years, inflating at 3% per year.
- For this project, we propose to expend a maximum of \$3,500 in 2023. This is another example of assets requiring replacement, but not in the precise year that is built into the Reserve Study model, hence we use the "pool" to fund this type of repair/replacement as it is required.
- OK to proceed?

Thanks,  
Ray

From: VGCK Carlson <vgckcarlson@gmail.com>

Sent: Tuesday, July 25, 2023 4:26 AM

To: yvonne john <yjtravel1@gmail.com>

Cc: Ray Goff <ray@goffvineyard.com>; Dick Cook <cookpines@charter.net>; Rebecca DeMoss <ridemoss1@gmail.com>

Subject: Re: Irrigation controller upgrade proposal

looks good. we should also work on a plan to use the wi-fi and connect them to internet for management.

On Sun, Jul 23, 2023 at 9:32 PM yvonne john <yjtravel1@gmail.com> wrote:

The irrigation system of Villages 1,2,5,6, and 7 includes thirteen controllers; some more than twenty years old. The system needs to be simplified and upgraded. Seven of the thirteen controllers can be replaced by three Wi-Fi compatible irrigation timers for less than \$3500.00 (includes necessary expansion modules, tax, and shipping). The seven controllers are located in metal enclosures; three in one enclosure located at the east side of the Gazebo Circle, and four controllers in two enclosures at Trail #2 and Creekside (see table below). The replacement would best be started in the fall when watering demand is low. During the next few months, wires to the existing controllers can be identified and marked with wire tags in preparation for the new installations.

Location	Controller	# Connected Wires	Comment	Combine & Replace with
Gazebo Circle	RainBird ESP 16LX Plus	7	Control Box 'A' for Village 6	
Gazebo Circle	RainBird ESP 16LX Plus	17	Control Box 'B'	Hunter HCC
Gazebo Circle	RainBird ESP-Me	9	Control Box 'C' for Gazebo Circle	
6a @ Trail #2 & Creekside	Hunter HCC	40	Replaced Hunter ICC in March 2021	HCCP
6a @ Trail #2 & Creekside	Hunter HCC	20	Replaced RB ESP 20-LX & 15000hrs, 2022	ESP
6b @ Trail #2 & Creekside	Hunter HCC	20	Green NEMA	ESP
6b @ Trail #2 & Creekside	Hunter HCC	27	Gray NEMA	ESP
7a @ Trail #2 & Creekside	Rain Bird ESP-Me	18		
7a @ Trail #2 & Creekside	Rain Bird ESP 20-LX	22		Hunter HCC
6b @ Trail #2 & Creekside	RainBird ESP-Me	19	Replaced RB ESP20-LX in 2021	
6b @ Trail #2 & Creekside	Rain Bird ESP 20-LX	12		Hunter HCC
7b @ Trail #3 & Creekside	Hunter HCC	27	Replaced Hunter ICC in April 2023	Combine if enough space for wiring
7b @ Trail #3 & Creekside	Rain Bird ESP 20-LX	22		

John J