

Rough Draft

MINUTES OF OVERLAND COVE COMMITTEE MEETING

JUNE 14, 2012

The meeting was called to order by Shayne Templet at 6:30 PM

Shayne Explained the purpose of the meeting is to keep everyone informed & make the community function smoothly & make O.C. a better place to live. He anticipates holding a quarterly meeting to hold Woodland Homes, the O.C. HOA, & the sub-contractors accountable through working with the committees of this Association. He would like to hold these meetings on a regularly basis. By this means, we can keep an open line of communication with the Declarant, Woodland Homes & the home owners. Minutes will be taken at these meetings & posted on the website to make the HOA as transparent as possible.

Shayne introduced the new Sales Manager, Jeanette Perry and welcomed her to the community.

Shayne stated that the definition of the committees was stated in the e-mail sent to members. He suggested that each committee meet on a monthly basis to discuss and/or recommend solutions to issues pertaining to their particular committee. This should enable the committee members to be familiar with issues concerning homeowners. He recommended that the committees be able to present bids to the HOA Board, to recommend the implementation or extension/termination of service providers. The contractors/service providers serving the HOA at this time were those recommended by the Committees & approved by the Board. We do not ever want to do this differently so the committees representing the community will have input on work and performance of the service providers.

RUMORS:

Another purpose of the committees is to curtail rumors. There apparently have been several inaccurate/incorrect rumors floating around which leads to confusion and/or disharmony. When there is a person representing each facet of community business, that person will be able to provide accurate and positive information to members of the community. Each committee should have a Chairman who can ascertain factual information and report back to home owners. In this manner, inaccurate or misrepresented information can be corrected before it causes disharmony.

Attendees were asked to volunteer and state the Committee on which they would like to serve.

POOL & CLUBHOUSE:

Russ Donaldson Chairman william.donaldson.1@us.af.mil

Kellie Donaldson kellieerin@aol.com

Shelia Cooper scoope23@csc.com

Richard Ramhold (unconfirmed) ripram2@knology.net

LAWN & MAINTENANCE:

Dave Pemberton Chairman – Garden Homes dave.robin0204@att.net

Debbie Campbell Chairman – Town Homes debcamp13@yahoo.com

Robin Pemberton dave.robin0204@att.net

Shelia Cooper scoope23@csc.com

Jerry Vickers jerryvickers@knology.net

Dennis Parton (unconfirmed) bootscoot1@bellsouth.net

Bob McDonald (unconfirmed) rhmj@knology.net

COMMUNITY WATCH:

Betty Allebach Chairman vallebach@aol.com

Melissa Strickland melissa.strickland2@us.army.mil

Dave Pemberton dave.robin0204@att.net

Dennis Parton (unconfirmed) bootscoot1@knology.net

FINANCE:

Melissa Strickland (Chairman) melissa.strickland2@us.army.mil

Jerry Vickers jerryvickers@knology.net

Russ Donaldson William.donaldson.1@us.af.mil

Richard Ramhold (unconfirmed) ripram2@knology.net

SOCIAL:

Teresa Mitchell - Chairman Tresa.K.Mitchell@NASA.gov

Debbie Campbell debcampbell13@yahoo.com

Barbara Wycoff bwycoff@knology.net

COVENANTS & RESTRICTIONS:

Teresa Mitchell Chairman

Tresa.K.Mitchell@NASA.gov

Kimberly Ford (Unconfirmed)

Kimberlyford1202@gmail.com

Both current members listed as being on a committee as well as those in attendance at this committee meeting will be contacted for confirmation as to whether or not they wish to serve or continue to serve.

Shayne Templet stated that the sprinkler system & having no contract on maintaining them seems to be the major issue (night mare) on the community at this time.

We have 2 bids from service providers to maintain the irrigation system at this time.

B & C Landscape

Darrel McColgan

Bid by B & C Irrigation shown below:



Licensed & Insured

(256)-851-2776 Telephone · www.BandC Irrigation.com · 1919 C Winchester Rd. · Huntsville, AL 35811

Proposal

Submitted for: OVERLAND COVE YEARLY MAINTENANCE PLAN

- 1. WINTERIZE SYSTEM : INCLUDES WINTERIZING ALL VALVES IN THE MONTH OF NOVEMBER**
- 2. SPRING ALIGNMENT: INCLUDES ADJUSTMENTS AND ANY NEEDED REPAIRS IN THE MONTH OF APRIL**

3. MONTHLY EVALUATIONS DONE IN MAY, JUNE, JULY, AUGUST, SEPTEMBER, AND OCTOBER: INCLUDES ADJUSTMENTS AND ANY NEEDED REPAIRS
4. IF REPAIRS OR ADJUSTMENTS ARE NEEDED IN BETWEEN VISITS A SERVICE CHARGE OF 75.00 WILL BE CHARGED HOWEVER LABOR AND MATERIAL WILL BE COVERED
5. AFTER EACH MONTHLY VISIT A REPORT WILL BE SENT BY FAX TO MANAGEMENT/HOA CONFIRMING THAT THE MONTHLY VISIT HAS BEEN DONE
6. THE YEARLY COST OF THIS SERVICE DOES NOT INCLUDE REPLACEMENT OF IRRIGATION TIMERS OR DAMAGES DONE BY LIGHTNING
7. B&C IRRIGATION SYSTEMS WILL BE RESPONSIBLE FOR KEEPING THE EXISTING IRRIGATION SYSTEM IN WORKING ORDER ONLY. IF CHANGES ARE NEEDED DUE TO NEW LANDSCAPE BY HOMEOWNERS ECT..... CHARGES WILL APPLY
8. A FULL WALKTHROUGH OF EXISTING SYSTEM ALONG WITH AN ESTIMATE OF NEEDED REPAIRS MUST BE DONE BEFORE CONTRACT WILL BE VALID. AFTER BID HAS BEEN ACCEPTED AND EXISTING REPAIRS DONE CONTRACT WILL GO INTO EFFECT.

YEARLY CONTRACT PRICE: \$ 4,985.00

Proposal by Darrel McColgan shown below:

Here is the maintenance bid you requested.

There are two things to keep in mind. First, I have no idea where anything is as far as location of valves, mainline, and timers, or in which manner they were installed. Second, giving estimates on irrigation repairs is limited to the parts that go bad on the system: Timers, valves, heads. Leaks and wiring issues can become a time issue because of the unknown. I can only give you a bid on labor hours and materials.

A (1) single hour of labor on a service call is \$75.00. Every hour after that is \$65.00. I would have to do some inspecting of the current system to see what parts the installer used. It will make it easier to quote parts prices. This is a large property that is only going to get bigger. As I learn systems it becomes easier for me to diagnose problems, do inspections, isolate issues. Helps cut back the man hours on a property. Please let me know if the e-mail suffices your request.

Randy left me a message on Friday. Said he has not heard back from Jeff. Said he was going to be in Kentucky this weekend and would let me know if he hears anything. Thank God that the rain keeps coming :) Please let me know if you hear anything.

Have a blessed week.
Darrel

Discussion among committee members RE the amount of budget to be used for paying for irrigation maintenance contract from Garden Home owners vs. town home owners. (30 min to approx. 40:25 min. Russ Donaldson wants a higher assessment for patio homes or wants Woodland to pay for repairs).

More discussion on reaching resolution of repairs to the sprinklers. Criticism of quality of work in the original installation of the system. The sprinklers were put in before the fences were installed.

Shayne Templet recommended that the Lawn & Maintenance Committee take a look at the bids submitted, get others if they wish to, evaluate the bids & make a recommendation to the Finance Committee who then can make a recommendation to the HOA Board for approval.

Tresa Mitchell stated that the recommendation sounded fine but asked if they service providers would be making a recommendation as to the exact location & correction that would be made.

Discussion on asking the provider to make an estimate on how much or how long he thinks it will take to identify & make repairs; to put a cap on the amount to make the repairs. (50 minutes)

Suggestion made to approach the problem from 2 different phases:

Phase 1 to identify & make the repairs

Phase 2 to maintain the system

Suggestion also made to put a maintenance company on retainer if they will provide services at a reduced charge.

SHAYNE SAID TO MAKE A NOTE NOT TO PUT IN ANY SHRUBS IN THE BACK YARDS!

MAKE SURE ALL SERVICE CONTRACTS ARE PLACED ON THE WEBSITE

Shayne recommended that the L & M Committee need to decide how they will communicate with everyone; make their recommendation to the Finance Committee who then can forward the recommendation to the HOA Board.

Gayle Milton suggested that 1 person from each committee (the Chair) speak to the provider about the issues of concern for the community. (much more discussion at 1:04:21)

