

Wilcox West HOA Board Meeting

April 13, 2022

Minutes

Attendance – Domenic Ippolito, Colin Andries, Debbie Taylor, Lynda Corliss, Andy Peterson

Normal Business:

Minutes from previous meeting - Colin Andries, deferred until next meeting

Financial Report – Andy Peterson

- Went to the bank today, Domenic and Andy are the account holders for the HOA now, and received a new debit card
- Only current outstanding is the Duran \$800 bill for emergency tree removal
 - o Colin motion to ratify the action to approve the \$800 to use Duran
 - o Andy seconded, unanimous approval
- **Discussion about bids for expenditures**

Roads/Signs Report – Lynda Corliss

- Paving update / billing dispute
- Sealcoating update
 - o Lynda is meeting with Gary from the seal coat team tomorrow,
 - o Need to approve the bid in order to get the date on the schedule
 - o Pavement Maintenance Inc., current bid is \$33,650.00 - \$9,600 for routed crack seal, \$23,430 for sealcoat, and \$620 for speed bump striping
 - o Looking to do this in August because it is hot then and you get a better seal at that time
 - o Will do this in three phases
 - Will fill cracks and then seal the entire neighborhood
 - o Asking for previous proposals and then she will put together a report for the next meeting that shows what has been done so far
- Highlighting speed limit sign near entrance
- Repair of sign at 58th & Abernathy
 - o Was supposed to happen on March 30th, but supplier had supply chain issues
 - o Rescheduled for April 18th
 - o IRS will pay \$870 for the work – Andy will follow up to get the paperwork submitted

Landscaping Report – Debbie Taylor

- Downed Tree & limbs
 - Tree was taken off the Nye's car

- Debbie took a lot of pictures, before and after; she will upload the pictures to the Google Drive
- 7 Dee's proposals & bills
 - Want us to update 20 new sprinkler heads on controller one and 2, to put everything on the same type – they want us to put on more water efficient controllers
 - \$683.65, not crucial but a good idea that will save money long term
 - Tabled for a month
- Long term valve replacements
 - Valve in the top island is not working anymore, there is a piece within the pipe, the labor cost is the expensive part
 - To dig up and replace both valves it will be \$2240.31.
 - They are anticipating a more labor intensive job than the replacements in the back 40 area (which was \$1200) to replace the entire valve box
 - All of the valves are at least 20 years old and are designed to last roughly 12-13 years; discussion regarding budgeting for future valve replacements
 - The Labor rate is \$110 per hour (up \$5 per hour from last year)
 - 7 Dees can tell which valves are in the worst shape
 - Colin Motion to Approve the expenditure to replace the two valves at the top of the neighborhood for roughly \$2200, second by Debbie, Approved Unanimously
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- 7 Dee's neighborhood walk through
 - Debbie is doing a walk through with Carl (the 7Dee's account manager) to review everything (i.e. downed trees, pruning issues)
- Irrigation Map
 - She will send a copy once it is done

Change Requests:

Lot 51 – Want their windows done, Approved unanimously, will be sent around for signature

Lot 17 – Andries, Storage Bin Fenced Area – approved, will be sent around for signature

Special Business:

- Chain
 - Who currently has keys?
 - Currently Andy and Haig have the keys, Colin will get one from Haig
- Bank Account Xfer – Completed See above

- Picnic issues, do a survey for the picnic, do a doodle poll