

Graf Meadows April 2021 HOA Board Meeting

Date/Time: April 1st, 2021 – 7:30pm – 8:10pm

Location: Held via Zoom Video Attendance: (6/6)

- President - Scott Mikkelson - Present
- Vice President - Monica Dolezsar - Present
- Treasurer - Dan Di Matteo – Present
- Secretary - David Dolezsar – Present
- Architecture Chair/Landscape Chair - Bob Hale - Present
- Social Committee Chairs - Julie Mikkelson / Monica Dolezsar - Present

Order of Business – Agenda

- Discuss options for HOA Sprinklers and plan of action for next step forward
- Opens

Minutes:

- Zone 1,3 & 5 grass section (West of 165 Ter) – should have some discussion on plan here. We need some feedback from County on when they plan construction in this area. If it is going to be starting say this summer then I think we agree let's get it capped off right away and again pull anything we want to salvage. If though construction in this area is over a year out or even no set date yet, I'd like to document a board member discussion on if we should try to fix it and keep it running till an actual future construction start date is announced.

- *Agreement – 5 for and 1 with small modification. Per website*

<https://www.co.washington.or.us/LUT/TransportationProjects/springville-phase4.cfm?page=About>, this area is not in scope for construction this year, with best case by Dec 2021 there should be a design for area (as of today design only ½ funded). As such majority of board in agreement to get quote to have this area repaired so that HOA can maintain for another season and then see what next year plan for area is. Dan D not in agreement to spend repair money on this area, but has agreed to revalue his decision if we can get quote on how much it cost to get this area up and running. Expectation by David D is should be minimal as was fully running last year so if we cap construction area repairs should be just those aligned with wear and tear after system has sat idle since late last summer. David D to test system once Construction Zones (4,7,8) are capped off. Can't test till then as system unable to pressurize. If once tested and found to need substantial repair dollars HOA will meet again to discuss, but if minimal repairs required agreement is to maintain this area for at least this upcoming season.

- This leaves Zone 3 & Zone 6 which covers both flower gardens on East and West of 165 Ter and the HOA owned fence lines. I think

we agree to keep these two zones running. Each zone covers both the Flower beds and the fence line which has started to grow back nicely. We have full control over how much water this section gets and we can turn down watering if necessary but leave that for discussion. We could discuss potentially even partial cap on these two areas so that as Dan mentioned only waters the flower beds themselves, but need to discuss this as some board members are not in agreement with that. I'd also like if I Dan can provide a copy of our water bill for our meeting minutes and help influence us maybe one way or another. Water bills typically have a set rate that we pay weather we use the water or not and as such we may not see any real savings if cap of Zone 3 & 6 for any sprinkler heads past the gardens themselves.

- *Agreement – 5 for and 1 against. Majority of board in agreement for HOA to continue to maintain this area as is. Dan D proposed capping off these sprinklers except for just few in the two 165 Ter gardens, but rest of board not in agreement. Once construction Zone area capped off, these areas will be turned on to continue to water full fence line.*

Note – previous water bills provided and analysis of set fee vs usage fee shows that we should expect a 40% range reduction in annual watering costs. Board to track this over the summer.

Opens

- Do we have a set time and date when we turn on/off sprinkler system for the season? (Julie)
 - *David D has been doing this for last couple of years and No. No specific set dates. Have turned it on when grass starts to look like it is finally drying up in early summer, and then turn off once the fall rains start. Turned off earlier last year as construction was taking place and was asked to turn off by construction company.*

- Special thanks from Scott (President) to David and Bob for work on sprinkler system, documentation, and corresponding with construction company
- Open from Bob – HOA recently replaced 4 fence posts. Looking to see if any board members knew the paint color and type of paint/stain used by Brian few years back when painted. No one knew. Bob has taken some samples of the color and will be trying to source a close match so we can paint street facing side of the 4 posts to match as close as possible to rest of fence/posts.
- HOA member looking to install new Solar tiles on roof. No objection from board to this.

Meeting closed 8:10pm

Dave Dolezsar
Secretary – Graf Meadows HOA

From: dolezsarfamily@gmail.com <dolezsarfamily@gmail.com>

Sent: Monday, March 29, 2021 11:04 PM

To: 'Hale, Robert' <rhale@KSEC.com>; 'David Dolezsar' <dolez_extreme@hotmail.com>; 'Bod2021' <bod2021@grafmeadows.com>; 'Scott Mikkelsen' <s.mikkelsen@icloud.com>; 'Bob Hale' <rhale10569@yahoo.com>; 'Dan Di Matteo' <ddimatte@gmail.com>; 'Julie Mikkelsen' <julie.mikkelsen@icloud.com>

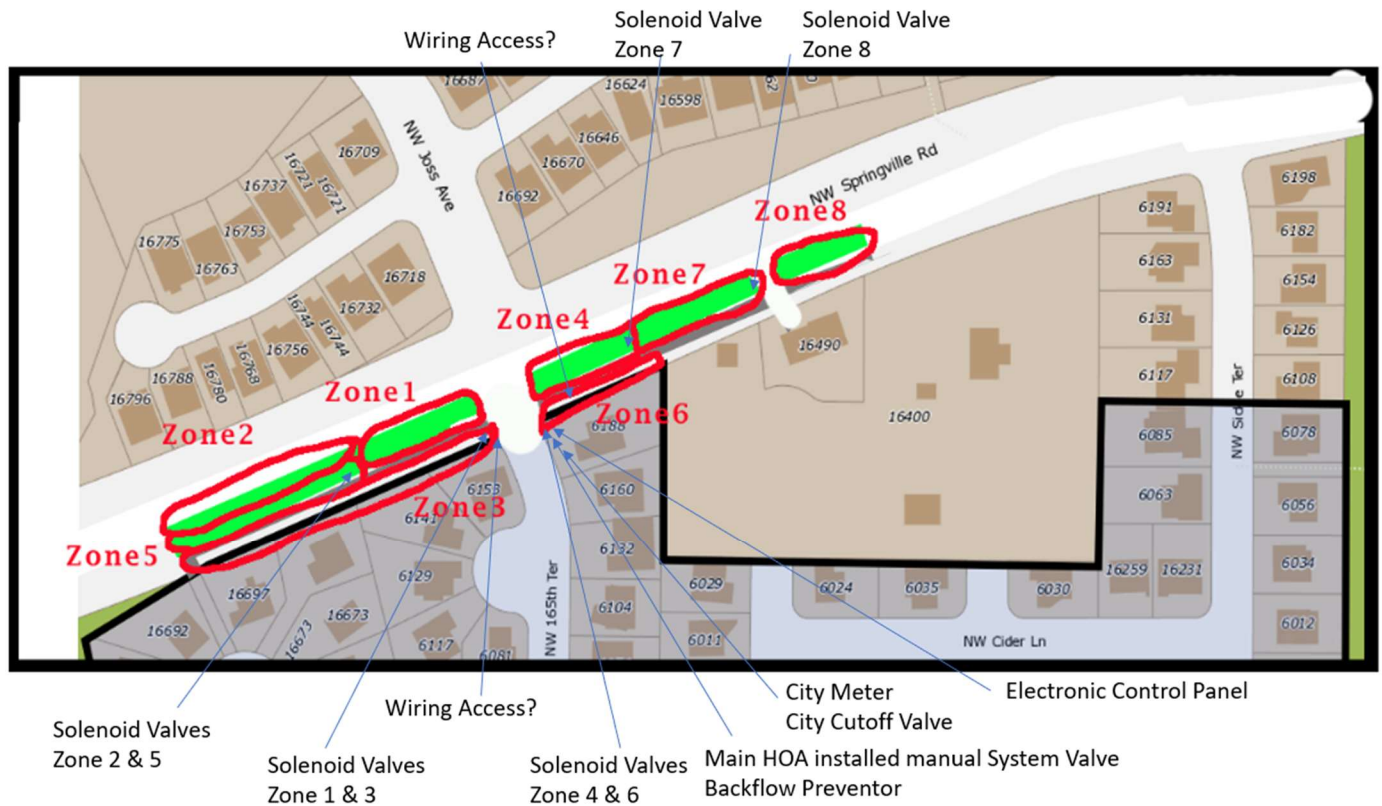
Subject: Board Meeting Thursday this week to make some sprinkler decisions?

Hi Board – can we meet via Zoom this week to make a board decision on at least partial direction forward on the sprinklers? If we can agree to meet for say 30 minutes this Thursday evening say 7:30PM, I could send out a Zoom invite if it can work for everyone. Please let me know ASAP if you can make Thursday work?

From conversations and email replies I believe as a board we are likely all pretty close to aligned. I think if we can have quick meet to discuss and we can hopefully come up with next steps we all agree to. We should though meet quickly as the construction lead has asked to meet with Bob, so we should provide Bob a board approved plan.

Quick summary where I think we stand (to be confirmed in meeting)

- Zone 4,7, and 8 in main construction area (East of 165 Ter) should not be repaired with expectation of city to take ownership of. In order to make any other portion of our sprinkler system functional and also just to take this area off our system will require capping these sections off. A such, we will need either county (if Bob can negotiate it) or someone we hire to do this. We would should also collect at least a portion of the sprinkler heads and the automated solenoids from this area before they sod over this area.
- Zone 1,3 & 5 grass section (West of 165 Ter) – should have some discussion on plan here. We need some feedback from County on when they plan construction in this area. If it is going to be starting say this summer then I think we agree let's get it capped off right away and again pull anything we want to salvage. If though construction in this area is over a year out or even no set date yet, I'd like to document a board member discussion on if we should try to fix it and keep it running till an actual future construction start date is announced.
- This leaves Zone 3 & Zone 6 which covers both flower gardens on East and West of 165 Ter and the HOA owned fence lines. I think we agree to keep these two zones running. Each zone covers both the Flower beds and the fence line which has started to grow back nicely. We have full control over how much water this section gets and we can turn down watering if necessary but leave that for discussion. We could discuss potentially even partial cap on these two areas so that as Dan mentioned only waters the flower beds themselves, but need to discuss this as some board members are not in agreement with that. I'd also like if I Dan can provide a copy of our water bill for our meeting minutes and help influence us maybe one way or another. Water bills typically have a set rate that we pay weather we use the water or not and as such we may not see any real savings if cap of Zone 3 & 6 for any sprinkler heads past the gardens themselves.



David Dolezsar

Graf Meadows HOA Secretary

From: David Dolezsar

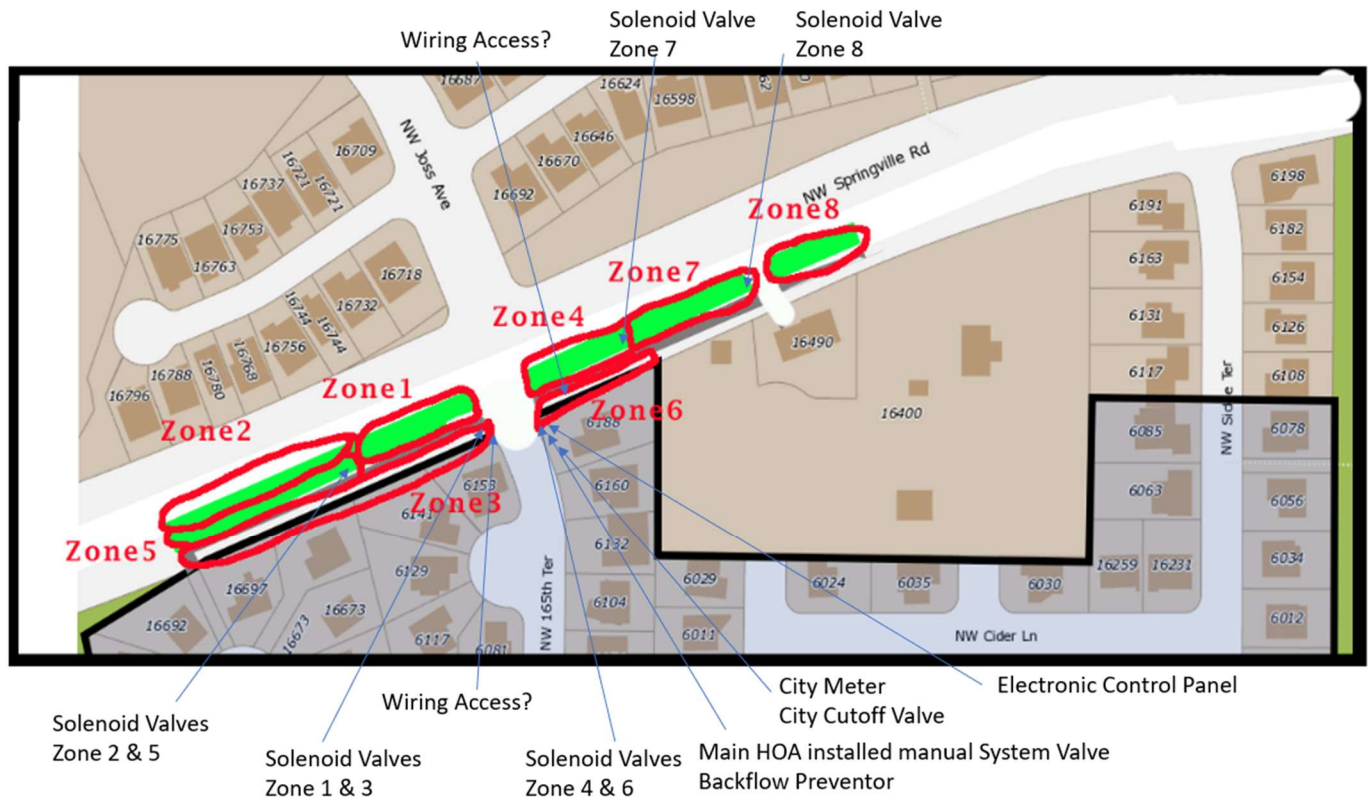
Sent: Saturday, March 27, 2021 7:22 PM

To: Bod2021 <bod2021@grafmeadows.com>

Subject: HOA Sprinkler Check Spring 2021 - Findings

Hi Board

Bob and I meet to at the HOA sprinklers today to see how the construction on Springville has impacted them. Bob asked if I would write this email on our findings.



To start before I go into the details

The Zones 4, 7, and 8 in the actual construction (all areas East of 165th Terrace, except for fence line Zone 6) is destroyed in many spots and not salvageable. If we decide that we want to maintain similar irrigation/maintenance of this city property once they are finished, we will need to redo zone 4 & 7 from scratch with a new install. There was some attempt apparent from the city in Zone 7 & 8 to look like they worked around our system but zone 4 is fully destroyed, and Zone 8 wasn't even HOA property so we would need to cap zone 8 off anyways. Unfortunately our main sprinkler water line in Zone 4 that feeds 7&8 is completely broken just before the Zone 7 solenoid and has no valve to isolated from rest of system. Without isolating this leak there is no way to do further testing or run any section of our system. When we turn on main valve all water pours out here and we can't pressurize any of the branches.

As a board we need to decide what we want to be responsible for with regards to irrigation going forward as right now we can no longer irrigate any Zones till we get some major fixes completed. Once we know what we want to do going forward we can figure out best options on what to salvage, modify, cap, or abandon.

Bob and I believe board should contemplate fully removing and capping off any irrigation East of 165 Ter (except for maybe fence line on actual HOA property). Exactly what the city would cover with regards to cost to get anything in this are fixed is likely to be very minimal but the capping off of the system might be something we can negotiate or we would need to reach out to our sprinkler company for bids once we tell them what they are bidding on exactly. If board goes with that then we need to also decide what

to do this year West of 165 Ter as also heard they will be doing next phase of construction in this area now.

Proposal from Bob and I.

- Have HOA board meeting to agree on a plan
- Try to get city to pay to fully cap off Zone 4,7, and 8
- Leave landscaping and maintenance of these three Zones (4,7,8) moving forward under City ownership.
- With Zones 4, 7 and 8 off our system, ask for quote for repairs needed to get West Side and Zone 6 back up and running.
- We continue to irrigate Zone 6 East of 165 Ter fence line
- Once repaired we again irrigate Zone 3 West of 165 Ter fence line
- We reach out to city to understand better future construction plan for city property in Zone 1,2, and 5. I've heard this area may be going under construction this fall similar to East side so would not want to spend too much HOA money fixing it this spring if going to be torn up in fall?
- Keep current landscape contractor to maintain fence line both West and East of 165 Ter and mow just East side till construction starts in this area and then decide next level plans as that time.

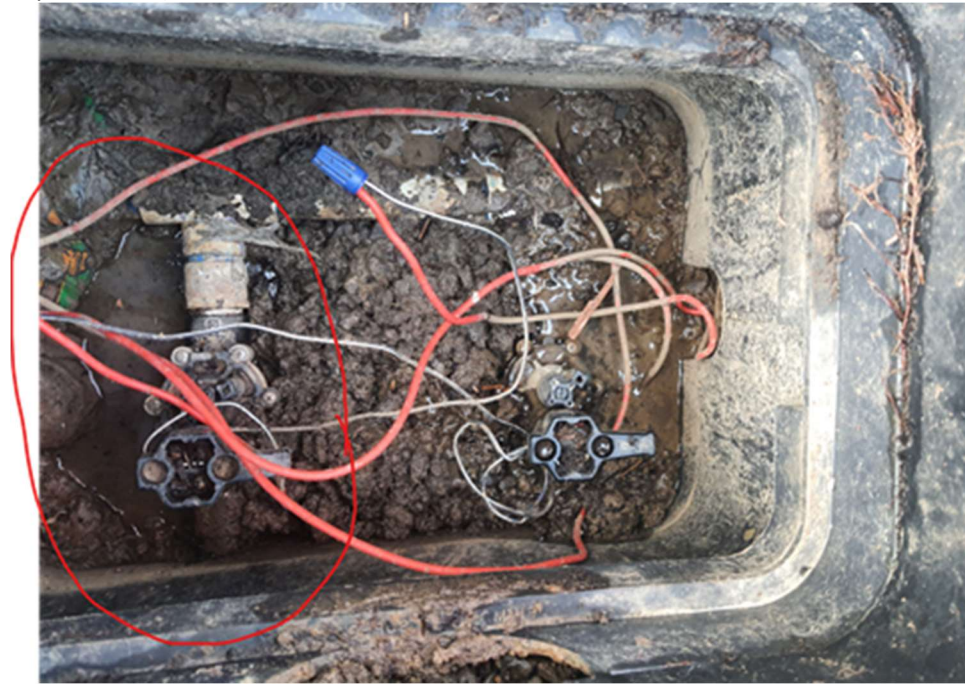
Now to get into the details of our currently layout and some of our findings and as to why we made above proposal.

Focusing first on construction area East of 165 Ter.

Will start with that the system as a whole is unfunctional as there is a large line breakage in our system in the construction area on East side of Zone 4. Our system is not designed with way to isolate this line from rest of our system so as such with this break none on our system can be used. The break is large enough that we are unable to test any of the rest of the system as we cannot build up pressure to test any of the other lines.



There is also at least one small leak with one of the automated solenoid valves that supplies I believe Zone 4, but without pressure unable to test extent of the leak but we can assume will need to be replaced. Also, unable to get valve to be able to manually turn off (stuck open – likely needs replacement)



The actual areas of construction were in Zone 4, Zone7, and Zone 8 and what we can see for each of those Zones –

Zones 4 although we could not test it, that area is totally destroyed and we could actually only find a very few of the sprinkler heads so we can assume this section would need to be fully replaced (if we decide to do so). You can see in photo below majority of sprinkler heads are no longer even present



Zone 7 appears to have had some effort to keep sprinkler system in area yet still few are missing, it will need a full replacement too



Zone 8 – HOA stopped maintaining this section last year as it is in reality just the front yard area of the house on Springville 16490 which is not part of the HOA. There is one automated solenoid for that area in Zone 7 that we might be able to salvage (See photo) to use as a replacement for one of our other zones. Zone 8 though is only turned off via the solenoid valve and we don't actually have a valve to manually shut it off. We need to cap this line completely.



Zone 6 which water just our fence line I believe is salvageable and I think we should try to get useable again as this and Zone 3 are the only two truly HOA property. There is one Wire access point in Zone 6 that filled with water when we tested. Not sure why wire is there, but fact is full of water does mean there is a large leak in the general area.



At this point we have again fully shut off water to the whole of the sprinkler system till we get it fixed. It was reading 250842. If we open this valve, even with all solenoids in closed position from our control panel we start to lose water, so cannot be turned on at all till other issues fixed.



Bob and I discussed few options with just finding we found so far (for sure more issues but would need to fix main leak before we can test for other leaks). We can assume though that system will need some serious dollars to get it fixed as we will need to add some manual shutoff valves/caps to isolate sections we no longer want to use, replacing some of the solenoid valves, digging up sections of pipe and replacement, and then once we feel is leak free see how well the actual sprinkler heads themselves are working (can't test a sprinkler head without pressure in the system).

As for the West side of 165 Ter.

Solenoid 2/5 access area in Zone 5 was full of water, indicating large leak on either Solenoid 2 or 5 or even potentially on main line. We would also need to get this fixed to water remaining grass on West side.



I also identified what I believe to be a potential sink hole/wash out on our line near the road. This would be another indication of a larger leak.



David Dolezsar
Secretary Graf Meadows HOA 2021