



- b. Current price includes completing items on list.
 - c. Came with good references; well recommended.
 - d. Other phases (II & III) are not turned over to Homeowners Association until fully landscaped and maintained for 60 days after builder acceptance.
4. Discussion/complaints from floor:
- a. Hill behind lot 35 - poor drainage, sprinklers broken.
(will be covered with mesh and ground cover; also ironwood tree

Erosion of Hillside

- b. General Landscaping -
sprinklers broken, not working, not timed properly,
not located correctly

Gardeners don't plant with correct tools

Potting soil; fertilizer not used when planting

Soil not Prepared

No follow-up once planted

Wrong plants for soil and site

Soil compacting; some plants drowning because of poor drainage

- c. Appears that there is not management or accountability for Phase I. (Augie stated he was responsible).
- d. Phase I not being maintained after original planting; plants dying. Some have been replanted 3 times and still dying.

Phase II - flats/plants dying before even being put in ground.

George made recommendation that we hire Taylor Landscaping
MOTION MADE Seconded by Kaye Leaman Passed 8 yes, 1 no (Ash Childs)
Marion Schneider suggested landscaper put up performance bonds.

Ash Childs discussed fact that he was concerned that if we fire Leon we won't have anyone to do work and we'll be back to not getting things done.



Question from floor regarding contract with Leon; budgeted amounts to pay for landscaping vs. these new proposed fees.

Augie responded:

On month to month basis - can terminate within 30 days.

He would stop Leon's maintenance June 1 if possible.

Trilex is not responsible for further installation or maintenance in Phase I. Trilex not responsible for plants that die., etc.

Mary Fair brought up point of defining specifically performance standards regarding landscaping.

Motion restated to read: Here, as soon as possible, but no later than July 1, Taylor Landscaping for Phase I. He will be on month to month contract and given a list of specifications and standards. Trilex to bear costs of gate area clean up.

Augie stated that Trilex would request a separate cost breakdown of the gate area clean up and would pay to bring it up to acceptable standards (around gate, sales office and model homes).

Discussion from floor regarding outside gate area to softball park. Who's responsible? Who holds title? Why overgrown and unkempt? Construction worker's destructive; beer parties and beer cans; cars parked all over. Much comment regarding some owners not having pride in living at The Glen. Misrepresented when purchased regarding landscaping and care of grounds.

Discussion of landscaping ended with formal passing of motion.

Insurance

Augie Louis

Subcommittee reviewed two bids. Evaluated the exclusions and blanket coverage provisions.

Using Monterey Insurance Agencies - switching to Traveler, effective May 1, 1984.

Expect to have within two weeks the costs and coverage amounts for flood and earthquake coverage. Will review policies and make proposals to committee and board. Was confusion and delay, because received same policy provision from two people bidding for account. Looking at \$1.5 million
2 million
2.5 million
3.6 million



General Comments/Complaints

Eric Edwards

1. Hinges - rusting, pins bad (no security - doors can be removed)
Interior hinges used outside.
Augie says pins will be replaced with ones that cannot be removed without being able to remove door. Regarding hinges - will be "painting" with a chemical that will stop rust and decay.
2. Foot Bridge - Lights aren't working; what's going on with area?
Augie waiting to pour concrete after draining lake; after next visit from the concrete contractors.
3. New complex on hill above property. Where is road going to be located? Ransford will be cul-de-sac similar to Glen Lake Drive.
Will have security gate.
4. Footpath will be temporarily graveled so that when sewage connection made, the path doesn't have to be torn up near sewage drain.
5. Parking problem near gate - Augie will write letter to City regarding no parking enforcement during the baseball games.

10:29 Motion to adjourn meeting. Seconded.