

June 2019 Meeting Notes - Ekho/Timberline Pond

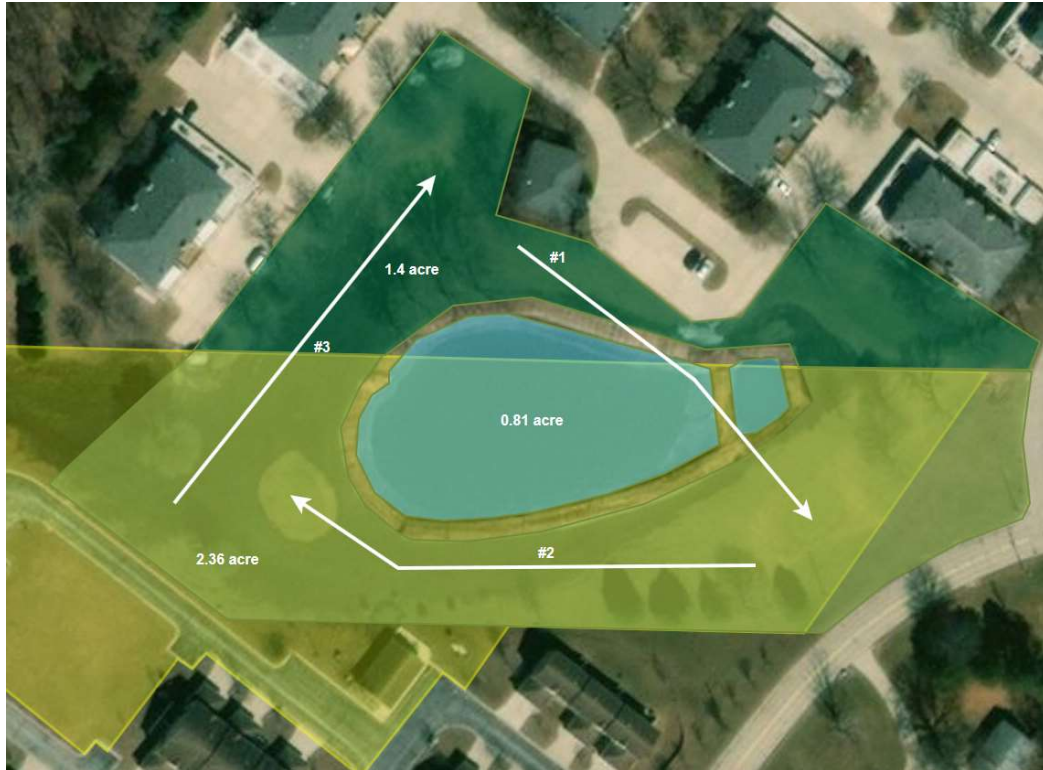
Tuesday, June 18, 2019 5:30 PM

Land Ownership

The shared golf course/grassy area surrounding the pond, is generally considered to be bounded by:

- 4th Street on the east
- a line connecting skyline to Katie on the west western bound
- and a cutoff along the trees/clubhouse on the south, eventually following Cassie

Some of the land (in the bump out on the east) is city right-of-way, representing the path 4th street used to take in the 1980's before the bend it currently makes to Hoff.



<http://www.arcgis.com/home/webmap/viewer.html?webmap=7bf5713cdc8f491f86bdc9ad671b7d22>

	Grass	Water	Shoreline	Features
EKHO	2.36 acres	0.75 acre	600 ft	#1 green, #2 hole, #3 tee
Timberline	1.4 acres	0.1 acre	300 ft	#1 tee, #3 green

Cost sharing

The cost sharing is considerably different from the ownership. We currently share costs based on a maintenance agreement Dick Klingaman made with Timberline before the Ekho Ridge HOA was formed. As all members of both HOAs have use of this space, it divides the cost by # of units (currently 51/132), so Ekho pays 39%.

This agreement is not recorded, and was never signed by EKHO Ridge Homeowners Corp. Its legal basis is fairly weak considering it was not recorded to run with the title and the ownership has almost entirely changed since it was drafted. EKHO Ridge Homeowners Corp purchased our side along with the vacant lots in 2016-7-27 on a 75+% approval from owners, and the land-lease for the Timberline has changed ownership as well. It is thus unlikely to be enforceable in any particulars. But we have, to date, nonetheless largely continued in its spirit, including during major projects like the 2017 pond dredging.

Status Quo (Top Turf maintaining golf area, 39% sharing)

Top turf's 2018 bid is basically unchanged from the past few years, except for adding shore trimming:

Description	Rate	Frequency	Qty/y	\$/y
Greens Mowing	\$70.20	1/wk	26	\$1,825.20
Lawn Care Service	\$48.75	1/wk	26	\$1,267.50
Pond Trimming	\$31.20	1/mo	6	\$187.20
Chemical Treatments	\$64.35	1 Apr 2 May/Jun/Jul 1 Sep/Oct	9	\$579.15
Fertilization & Weed Control	\$146.25	4/y	4	\$585.00
				\$4,444.05

The board intends to accept this bid for 2018, as we were unable to reach any other agreement with Timberline this spring and it's now too late in the season to pursue a major change for 2018.

Improve quality

When Top Turf originally bid and took over maintenance of the golf course several years back, they wanted to perform greens maintenance twice a week, and perform chem treatments twice every month. Ekho rejected that expense and negotiated down to once a week; the usage was simply too low to be worth the expense to maintain a high-quality golf course.

But, for the sake of argument, this suggests perhaps \$6500/yr to maintain it at a more typical "golf course" schedule (and thus, hopefully condition).

The south-shore (near our clubhouse) area seed washed out badly when replanting after the dredging work, and is in sorry shape. Unfortunately we did not manage to get it reseeded this spring as planned (getting either Wade or Luke to do it got entangled with the bids and general dispute of how to proceed with this space).

"Green Space"

Removing the greens and simply maintaining a mowed grassy area around the pond

Any of the below "Green Space" proposals which do not retain the greens would likely require an up-front expense. Greens bentgrass is a different species which does not grow to a normal lawn height, and is maintained in sandy soil with considerable fertilization. Converting greens (~4000ft²), to just grass would (my estimate) require bringing in 2-3in topsoil to till in over the existing sand, which would be 2-3 12 yd³ loads, at about \$500 each, plus seeding(\$100 in seed and considerable work) or sod (~\$2500, not reasonable).

Simply abandoning them would likely result in a very shaggy growth in spring, and a dead/weedy circle in summer (due to sandy soil and shallow roots, the bentgrass would likely go dormant in the dry summer months and be invaded by weeds)

So I would estimate at least \$1500-2000 in up-front costs to pursue any of the following future options for future savings.

Bid from Meyers

Wade Fleming (Meyers Nursery), who does our other lawn work, gave us a quote to add the pond surrounding to his mowing contract. He quoted only our property as timberline was not agreeable. This quote was:

Mowing: \$70/acre, 2.36 acres
Weed eating around pond \$65/hr
\$220.20 per mowing (1/wk, average 26/yr) = \$5725.2/yr
Weed and Feed \$140/acre
\$330.40 per app (4/yr) = \$1321.6

\$7046.8/yr for Ekho to terminate the maintenance agreement and maintain our own property. That this is higher than the status quo might be a surprise, but is largely because we currently pay 39% of expenses but own more than that of the land.

We could also potentially ask him to rough mow it only biweekly, as we do with the vacant areas west of Katie, bringing the total down to more like \$5000/y (more comparable to the status quo), but this would imply it would be quite long/rough.

"Green Space" (hypothetical maintenance agreement if Timberline were persuaded)

If timberline were to accept this proposal, they would add an additional 1.4 acres (\$3332/yr assuming same acreage rates), pushing the total to \$10378.80/yr.

Under the existing practice of dividing by EKHO's 51/132 units, our 39% share would be **\$4047.73/yr**

Top Turf

Top Turf was invited to submit a bid without greens care this spring (presumably *not* the same as just deleting that line item, as the it would change his needed equipment and overhead), but did not do so (I believe because Timberline objected vehemently to even discussing it and he didn't want to anger them).

But I suspect if it was agreed by Timberline, or the severance was a done deal, he might yet be interested.

Purchase our own equipment

I have had homeowners ask why we don't just purchase our own equipment and do this ourselves. If folks are serious about setting up a roster to take turns, it could certainly be a major cost savings (after the up-front cost). But I seriously question how long it would last before the volunteers started running out, and we'd likely have to add to our liability insurance as well.

Other points to incorporate if reaffirming a shared maintenance agreement

Require specific contract/quote for any work whose costs are to be split

- Any such contract would have to be approved by consent of both HOAs (as represented by their boards) or by a majority of owner interests (67/132) if the boards cannot agree.
- Introduce clause allowing 25% of owner interests (33/132) to call joint special meeting on a topic (during which the voting rules above would apply). Both Timberline and EKHO have such clauses in our bylaws, this adds a joint equivalent for issues involving the maintenance agreement.

- Add clause for amending/terminating the maintenance agreement by owner vote (again modeled on our/timberline's bylaws clause.
- Approval voting for multi-way votes between > 2 alternatives?

Algae problem

https://www.warrenswcd.com/uploads/7/2/5/9/72597023/controlling_filamentous_algae_in_ponds.pdf



controlling_
filamento...

<https://fwfarms.com/what-is-the-difference-between-white-amur-and-grass-carp/>

<https://www.beemerfisheries.com/delivery.html>

Notes:

<http://www.arcgis.com/home/webmap/viewer.html>

www.arcgis.com/home/webmap/viewer.html?

url=https://athene.gis.iastate.edu/arcgis/rest/services/ortho/naip_2017_nc/ImageServer

<http://www.arcgis.com/home/webmap/viewer.html?>

url=https://athene.gis.iastate.edu/arcgis/rest/services/ortho/ortho_2016_nc/ImageServer