

**WESTVIEW ON THE LAKE HOMEOWNERS ASSOCIATION
MEETING MINUTES
Saturday, March 20, 2010
536 Heron Drive, Buffalo Junction**

1. CALL TO ORDER. Bob Rounds, President WLHA, called the meeting to order at 4:30 PM.

2. PURPOSE OF THE MEETING. The President called an emergency meeting of the Board of Directors to discuss the condition of WLHA roads and to assess offers by two contractors to repair/resurface the roads.

3. ROAD COMMITTEE REPORT.

- A. Condition of Roads.** Sig Rogers, Chairman, Road Committee, summarized the extensive damages to the roads caused by the record cold and snow. There are two large areas of Heron Drive that are breaking up, as well as a large area of potholes. Egret Lane has one area though which moisture is leaching to the surface. Osprey Lane is in relatively good condition. The roads were patched one time since being built.
- B. Options.** There are three options: 1) do nothing, 2) gravel the roads, and 3) resurface. The Road Committee recommended resurfacing all three roads.
- C. Contractor Offers.** The Committee received qualified bids from LANCO and J. Gray Walker Construction to resurface all three roads. Although Walker Construction's bid was approximately \$3,000 more than LANCO's, Walker's bid for Heron Drive included extensive work on the two breakup areas, edging all roads and an additional 2' wide strip of tar & chip and herbicide to stop vegetation encroachment (which is an additional problem we are experiencing) on both sides of the roads. LANCO proposed a May start date and Walker proposed an April date.

4. DECISION. Following an analysis of the bids, a motion was made, seconded and approved to authorized Sig to enter into pre-award discussions with J. Gray Walker. Key discussion points include: 1) how price sensitive is the start date (can work be started within 60 days rather than 30 days), 2) clarification of several specifications, and 3) can work be staggered to repair Heron in the spring and Egret and Osprey in the fall (which would allow us to spread the financial impact on our members over several months).

5. FINANCES.

- A.** WLHA presently has approximately \$10,300 in the Road Reserve fund (plus interest on a CD that will mature in May).
- B.** Following discussions with Walker, the Board will determine the amount of the required special assessment to members to fund the work.

There being no further business a motion was made and seconded and the meeting adjourned at 5:45 PM.