

Informal minutes from an HOA Board meeting on 7/19/24, attended by: Karl, Curt, Anne and Eric, Lynn, Curt and Dianne

The meeting was arranged to discuss the on-going gates issues. Many thanks to Anne and Eric Gustafson who took it upon themselves to check into this matter that has lingered much too long with no progress. The following was reviewed and discussed. Curt made a motion to approve the bid from Evergreen, Dianne seconded the motion and all agreed.

Respectfully submitted,
Dianne Matthes, HOA Sec'y

Notes from Anne:

Robblees:

- 30th Gate: The work that was done in Nov. was essentially buying a 'new' gate for 30th street. They replaced all of the (guts) motors and operating parts within the column. The hinges are the only thing left needing to be replaced (which connect the iron gate to the columns). That is the \$4-5K ish bid for the 30th St Gate.
- The 28th street gate is needing the same work that the 30th street gate got in Nov. That is why it seems like we are paying again and why the work is not under the warranty of the Nov. 2023 work. It's the same work, but on a different gate. One difference between the two gates is that Robblees says the 28th street gate also needs the underground loops replaced. They have tested the loops and say they are not working to standard which contributes to the gate being 'confused' and getting stuck open/closed. This is why they are recommending this additional loop replacement work for this gate only.
- The 25th St Gate: Robblee's is suggesting that we replace all of the 'guts' in this gate as well. From my understanding, this gate is slow at times but functioning well. Perhaps we can hold off on the 25th street gate since it is currently working.
- The board signed a contract with Robblees in 2022 for them to come out every 6 months and service the gates. This was only ever done once despite the contract. The HOA does not seem to have been charged for this work, but it shows a lack of organization and may have contributed to the decline of an already struggling gate system.
- It seems worthwhile to mention that it was difficult to get copies of previous work done from Robblees. I also do not have updated bids from Robblees despite having texted and emailed their estimator several times. It was mentioned in an email from another employee at Robblees that we can get a 10% discount if we do all of the work that is listed, but so far I have not seen an updated bid including this statement. Lastly, the estimator is not the same person as the technician and I think that is important to mention because the estimator has never been to Bridgewood, yet he is the one drawing up the bids and explaining them to me. I believe this is where the confusion comes from regarding the loop

replacement/asphalt repair. It is possible that the technicians who have come out to Bridgewood decided the asphalt would need to be resurfaced, but the estimator has not seen our asphalt in person and told me simply that "it depends on the condition of our asphalt." If the asphalt is determined to be in acceptable condition, the bid covers all of the work, including asphalt patching. If it is not in acceptable condition, it would need to be resurfaced by an asphalt company. The cost of that would be outside of Robblee's bid.

- During one of my calls I was told the pricing for the RPM program the board signed in 2022 is no longer valid. It will be about \$500 per gate (\$1500 total every 6 months). Service agreements for this can be found in the attached document folder.

Evergreen: Both the estimator and the technician came out to Bridgewood. They did not look at the 30th gate or the 25th street gate because as far as I know those gates are working. Evergreen told us that as long as the 25th street gate continues to work, we can wait before replacing. They said we might as well see how much more life we can get out of it, although to keep in mind it will need to be replaced in the future.

- 28th street gate: Evergreen said the gate operators are at the end of their life and they are suggesting that we replace them. Their bid for this is \$14K. They tested the loops and said that they seem to be working. They suggested we replace the operators for the gate and if we need to later we can repair the loops.
- We had Evergreen look at the hinges on the gate and they said they look good, however they are overdue to be greased. (After Evergreen's visit, we got paperwork from Robblee's that shows these hinges were replaced last year. If we had known that before, we would have asked Evergreen to look at the hinges on the other gates.) Evergreen recommends that we contract them for our regular maintenance. The price is \$475 (I think, getting bid to confirm this) and they would reach out to us every 6 months, or once a year (our choice), to make sure we want the service and then come out and do it.

Here are some questions we have for the board.

1. The bids from each company are not identical because Robblee's is suggesting significantly more work. Do we try to get matching bids before we move forward?
2. If we want matching bids, what is the scope of work we want done? i.e. New operators/motors for both 28th and 25th? New underground loops for 28th? New hinges for 30th and 25th? Edge sensors on 28th and 25th?
3. Edge sensors are something new that was added to the 30th street gate. They are attached to the edge of the gate to sense if a car is between the gates and prevent it from closing into the car. Is this something that the board asked to be added, or is this something Robblee's added?

It is our understanding that with the work completed on 30th and the same work being proposed now on 28th, that those two gates should be in good condition for the next 15-20

years. Both companies seem to agree on this outcome, but they have different lists of what they think needs to be done.

•
Estimate #1139

AWAITING APPROVAL

Sent Jul, 14 2024

Total:

\$401.87

•
Estimate #2957-1

AWAITING APPROVAL

Sent Jul, 02 2024

Total:

\$14141.95

Estimate #1139

Total: \$401.87