

**McClelland's Creek Homeowners Association  
BOD Meeting  
11 December 2018  
6:15 AM: at Doug's Diner, Fort Collins, CO  
Minutes**

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**CALL TO ORDER:** start: **6:18 am.** Executive board roll call:  
**present, chip, danny, brad, sean, jeff**  
BOD Quorum: **yes (5)**  
Present: FLM Landscape and Irrigation:  
Shawn and Nate

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**Purpose:** Irrigation and landscape meeting with FLM.

**Welcome:** Chip Beake welcomed Shawn and Nate to the meeting  
Chip asked Shawn his review of his experience with  
HOA irrigation and two-wire systems.

**HOA Concerns:** The irrigation system is NOT efficient, HOA water bill is at 23k.  
The HOA needs a properly working irrigation system.  
We have 290 valves with 20 to 50 heads per valve.

Also: as of: 12/1/2018  
Oster Landscape terminated their contract with our HOA

The BOD is interviewing and receiving quotes for the  
neighborhood landscape and irrigation contract.

**FLM Review:** Nate and Shawn- owners of FLM have many years in the  
irrigation business and has helped other neighborhoods with the  
two-wire irrigation system.

FLM has a lot of experience with the two wire systems and valve  
decoder problems. They also know our control panel system  
and the "Signature" representative in town. Shawn also has  
other contacts that might provide a better control panel.

Issues discussed: irrigation electrical, faults to control panel, wire  
corrosion at valve, and adding grounding wires.

Nate and Shawn will conduct a "winter system test" without  
turning on the HOA irrigation water.

Add or double check grounding at control panel.

Shawn is able to track wiring problems using a sensor/meter.  
Find the continuity breaks. And check the valves and solenoid for  
industrial and not residential.

FLM has 7 irrigation techs with 72 employees.  
They have their own mowing crew.  
Office located in Windsor. Snow is contracted to Oster

Landscape discussed:

Fertilizer, aerate, weed control, grass cut, detail follow-up, snow  
removal, native grass cut, bike trail cutting, annual spring walk  
with BOD-landscape committee.

**Other issues discussed:** Reserve transfer. To discuss more and approve transfer in  
January 2019

**Call the Meeting to a close: 7:23 am.**