

## DECISIONS FOR DISCUSSION & VOTING BY LLPOA BOARD

\* **CONTRACTOR APPROVAL:** Do we want to hire STRINGBEAN LANDSCAPING for the cleanup?  
The deal we brokered seems very reasonable.

\* **FREQUENCY OF CLEANUP:** There are two options from which to choose:

**1) BIMONTHLY ROUTINE SCHEDULE:** Every two months our contractor would service the areas, as needed.  
This would cost \$1,200 annually.

The **advantages** of this option would be:

- a) An automatic servicing schedule – not requiring conversations between Associations, and negating the need to contact the Contractor.
- b) Particular areas would not be neglected for extended periods of time – again, saving the LLPOA from the bother of contacting other parties – or vice versa.
- c) The regularity of major storm systems and resultant quasi-flooding (approximately six times a year) is in line with the timetable for scheduled cleanup.

The **disadvantages** of this option would be:

- a) Cleanups when they are not actually needed – at a \$200 cost to us, nevertheless.
- b) In the event a major storm hit immediately AFTER a routine maintenance, the lake waters would suffer neglect for weeks of unsightly debris removal.
- c) In the scenario that there were only, say, four significant storms that year – requiring just four cleanups – the LLPOA would have unnecessarily spent \$400 for little to no productivity on two jobs.

**2) AS NEEDED BASIS:** This would be an arrangement whereby we contact our Contractor on a “WILL CALL” basis – obviously after a major storm system deposits significant debris at some (or all) of the areas.

The **advantage** of this option would be a possible (probable?) monetary savings.

The **disadvantage** of this option requires communication between various Associations and vendor, possible delays in recognizing certain areas in need of servicing, and having to contact our Contractor for the job.

\* **ENTITIES RESPONSIBLE FOR PAYING CONTRACTOR INVOICE:** As these four areas designated for cleanup technically fall under the umbrella of the LLPOA, they nonetheless adjoin the properties of other HOAs as well as a privately owned business. So who pays?

**OPTION 1) LLPOA PAYS FULL AMOUNT (\$200) PER CLEANUP OF THE FOUR AREAS**

**OPTION 2) BEAVER GLEN PAYS A PORTION, ISLAND CLUB PAYS A PORTION, & POND PAYS A PORTION**

**OPTION 3) DETERMINATION IS MADE ON A CASE-BY-CASE BASIS:** For example: If the Bridge (Area #2) and the Upper Dam (Area#1) are clean, but Contractor is called for Lower Lake (Area #3) & POND (Area #4), the Island Club would have no financial responsibility to share in the cost on that occasion.