

Directors present: Fonda Daniels, Ron Dellinger, Helen Ford, Merrill Jackson, Bob Vaughan

Other owners present: Ann Ball, Gayle Dellinger, Bob Gehrler, Beth Gladen, John Hauser, Joan Jackson, Fiore Klebbe, Anne Lay, Bob Menasian, Joan Sullivan, Donna Weinraub, Marilyn Wolberg

Grandchester Meadows personnel present: David Robbins

Ron Dellinger began the meeting at 7:00 pm.

The minutes from the March 9 board meeting were approved.

Announcements:

Ron thanked Merrill Jackson for his recently ended service as chairman.

Ron reported that 11 homes have had recent termite activity, with damage mostly minor.

Ron stated that all suggestions from owners will be considered seriously. The changes to election procedures, including a meet-the-candidates night, that were approved at the homeowner meeting last month, will certainly be implemented.

Ron has talked with the postmaster, who told him we currently have no permanent mailman, and it is unknown when we will get one. An owner has suggested implementing some sort of flag to let owners know whether the mail has been delivered; this will be considered.

Owner input:

Are the termites subterranean ones? Yes. Also, a 12<sup>th</sup> home has termite activity.

On the hillside below 534 McKirkland, there are two white pipes sticking out, what are these? Will be investigated.

Is it possible to remove some of the geese to another location far away? Will be investigated. Also, it was suggested that we ask the town for assistance with this problem.

John Hauser reported for the finance committee.

He went over the balance sheet.

An estimate from BAF Corporation to do storm drainage repair was presented (attached). The committee recommends that we contract with this company to do these repairs, spending up to \$30,000 from capital reserve. After discussion, the board approved this recommendation.

Bob Menasian reported for the landscape committee.

An anonymous donor paid \$600 to have a horticultural plant survey conducted, giving the condition of all plants on the property. This will allow the committee to better plan.

Bob asks that people not call him to discuss landscape business. He asks that instead they email him at troonvillage@yahoo.com or fill out one of the forms available in the game room at the clubhouse or come to see him in person. A work request form is also available on the Grandchester Meadows web site.

An owner pointed out that neighboring cities are enacting bans on pine straw near vinyl siding. Our homes have brick facades, so this is not directly applicable to us.

Gayle Dellinger reported for the social committee.

The next social event is a lasagna dinner on April 17.

Bob Gehrler reported for the pool and clubhouse committee.

US Fitness recently checked the exercise equipment, and it is all in good order.

The pool painting is complete, the pool has been refilled using our own water, and the chemicals have been added and adjusted.

The trap door to the pump house needs attention. Bob Menasian has already asked for an estimate to fix this.

Board items:

The snow removal policy will remain unchanged. The one time this year we removed snow, it cost \$1400.

A suggestion regarding changes to the walking path was discussed again. The original suggestion was to change from a gravel path bordered by timbers on both sides to a grass path bordered by timbers only on the pond (downhill) side. Various owners offered opinions. No action was taken at this time. Further opinions will be sought.

Property manager items:

David gave the board a map showing the homes with termite problems both last year and this year.

The meeting was adjourned at 7:46 pm.

Respectfully submitted, Beth Gladen

Attachments: agenda, storm drainage repair estimate

# **BOARD OF DIRECTORS MEETING**

**Tuesday, April 6, 2010, 7:00 p.m.**

## **Agenda**

**Approval of Minutes of March 9, 2010 Meeting**

**Homeowners Input**

**Finance Committee:  
Storm Drainage Repairs**

**Committee Reports if needed**

**Board Priorities:  
Snow Removal Policy  
Walking Path**

**Input by Board Members**

**Input by Property Manager**

**Adjourn**

**TROON SUBDIVISION STORM DRAINAGE REPAIRS  
CARY, NORTH CAROLINA  
ESTIMATE OF PROBABLE CONSTRUCTION COSTS**

The proposed storm drainage repairs for the Troon Subdivision include three separate areas. The below information includes the bid quantities needed to complete the work for each area of repair. The bid prices listed shall include furnishing all materials and performing all work needed to complete the work for each area. The unit prices shall also include all costs for asphalt and/or concrete pavement removal and disposal, coordination work with other utility companies to locate other utilities and remove conflicts and for removing and disposing of export material, if applicable. BAF provided the below unit prices for preparation of this cost opinion:

**Area 1 - 326 Troon Village Lane**

Area 1 is located at 326 Troon Village Lane. Stormwater has been observed flowing out of the joints in the concrete driveway between 326 and 324 Troon Village Lane and from the joint where the asphalt road connects to the concrete drive. The proposed stormwater repair for Area 1 includes two options:

Option A includes the installation of a french drain system along the joint between the asphalt road and the concrete drive. The new french drain system shall connect to the french drain system installed previously. Only asphalt removal and replacement will be required for Option A.

Option B includes the installation of a new french drain system under the asphalt road as well as under the concrete drive area. Asphalt and concrete removal and replacement will be required for Option B. *The Owner has decided to move forward with the Option A repairs to determine if the drainage issues can be resolve with the Option A work only without having to remove and replace concrete pavement as required for Option B; consequently, the Option B unit pricing has been removed from this cost opinion.*

Refer to the attached sketches for the Area 1 - Option A and Option B stormwater repairs. The unit price summary for the Option A and Option B alternatives is included below:

***Area 1 - Option A Stormwater Repairs (Installataion of French Drain with Asphalt Removal and Replacement Only)***

ITEM	ITEM DESCRIPTION	UNIT	UNIT QUANTITY	UNIT PRICE	TOTAL BID AMOUNT

1	Mobilization	LS	1	\$ 400.00	\$ 400.00
2	Furn. & Install 4" Perforated HDPE French Drain System (Incl. Pipe, Fittings, Stone, Sock, etc.)	LF	43	\$ 28.00	\$ 1,204.00
3	Furn. & Install French Drain Connection to Ex. French Drain System	EA	1	\$ 200.00	\$ 200.00
4	Sawcut Existing Asphalt	LF	50	\$ 3.00	\$ 150.00
5	Asphalt Removal and Disposal	SY	18	\$ 20.00	\$ 360.00
6	Furn. & Install 2" I-2 Asphalt	SY	18	\$ 52.00	\$ 936.00
7	Furn. & Install 8" ABC Stone	SY	18	\$ 44.00	\$ 792.00
	<b>TOTAL CONSTRUCTION COST FOR THE AREA 1 - OPTION A</b>				\$ 4,042.00
	<b>STORMWATER REPAIRS</b>				
	<b>Additional Unit Prices if Needed</b>				
1	Furn. & Install 24" Curb & Gutter	LF	\$ 65.00		
2	Seeding & Mulching	SY	\$ 3.50		

### Area 2 - East Side Thistle Briar Place

Area 2 extends along the east side of Thistle Briar Place from the north side of the driveway connection for 1111 Thistle Briar Place to the southern end of Thistle Briar Place. Stormwater has been observed seeping out of the curb and gutter on the north side of the driveway connection for 1111 Thistle Briar and flows south to the existing storm inlet at the southern end of the street. This has resulted in some cracking in several of the driveway connections on Thistle Briar Place. It also results in slow flowing water seeping up through the joints for several days after a storm event, creating slick walking conditions for the homeowner's, especially during periods of freezing temperatures. The proposed stormwater repair for Area 2 includes the installation of a french drain system along the back-of-curb on the east side of the street from the north side of 1111 Thistle Briar Place to the existing curb inlet at the southern end of Thistle Briar Place. Some settlement has also been observed in the curb and gutter at the southeast corner of Thistle Briar Place; consequently, some curb and gutter removal and replacement will be required. The sagging curb and gutter shall be removed and replaced with new 24" curb and gutter. Additional fill and/or stone shall be provided as needed to ensure positive drainage to the existing curb inlet at the southern end of Thistle Briar Place. It is anticipated that there may be existing utilities located behind the curb on Thistle Briar Place. The contractor shall be responsible for any coordination work with other utility companies needed for installation of the new french drain system. The unit prices shall include furnishing all materials and performing all work needed for the complete

installation of the french drain system including coordinating the installation of the french drain system with other utility companies and having utilities relocated, if needed.

Refer to the attached sketch for the Area 2 stormwater repairs. The unit price summary for the Area 2 stormwater repairs is included below:

**Area 2 - Stormwater Repairs from 1111 Thistle Briar Place to End of Street**

ITEM	ITEM DESCRIPTION	UNIT	UNIT QUANTITY	UNIT PRICE	TOTAL BID AMOUNT
1	Mobilization	LS	1	\$ 400.00	\$ 400.00
2	Furn. & Install 4" Perforated HDPE French Drain System (Incl. Pipe, Fittings, Stone, Sock, etc.)	LF	235	\$ 28.00	\$ 6,580.00
3	Furn. & Install French Drain Connection to Ex. Storm Inlet	EA	1	\$ 300.00	\$ 300.00
4	Sawcut Existing Asphalt	LF	160	\$ 3.00	\$ 480.00
5	Asphalt Removal and Disposal	SY	40	\$ 20.00	\$ 800.00
6	Furn. & Install 2" I-2 Asphalt	SY	40	\$ 52.00	\$ 2,080.00
7	Furn. & Install 8" ABC Stone	SY	40	\$ 44.00	\$ 1,760.00
8	Concrete Curb and Gutter Removal and Disposal	LF	20	\$ 20.00	\$ 400.00
9	Furnish and Install 24" Concrete Curb and Gutter	LF	20	\$ 65.00	\$ 1,300.00
10	Seeding & Mulching	SY	50	\$ 3.50	\$ 175.00
	<b>TOTAL CONSTRUCTION COST FOR THE AREA 2</b>				<b>\$ 14,275.00</b>
	<b>STORMWATER REPAIRS</b>				

**Area 3 - 901 Calton Hill Court**

Area 3 is located at 901 Calton Hill Court. Stormwater has been observed seeping out of the joint between the concrete drive and the asphalt road resulting in cracking of the pavement and slick conditions during freezing temperatures. Stormwater has also been observed seeping out of the joints in the concrete curb and gutter on the east side of the driveway connection. The proposed stormwater repairs

for Area 3 includes the installation of a french drain system to allow subsurface water to be redirected to the storm system. The Area 3 stormwater repairs include the installation of a french drain system under the joint where the concrete drive connects to the asphalt road and extending the french drain system to connect to the existing storm junction box on the north side of the drive. The unit prices shall include furnishing all materials and performing all work needed for the complete installation of the french drain system.

Refer to the attached sketch for the Area 3 stormwater repairs. The unit price summary for the Area 3 stormwater repairs is included below:

**Area 3 - Stormwater Repairs for 901 Calton Hill Court**

ITEM	ITEM DESCRIPTION	UNIT	UNIT QUANTITY	UNIT PRICE	TOTAL BID AMOUNT
1	Mobilization	LS	1	\$ 400.00	\$ 400.00
2	Furn. & Install 4" Perforated HDPE French Drain System (Incl. Pipe, Fittings, Stone, Sock, etc.)	LF	85	\$ 28.00	\$ 2,380.00
3	Furn. & Install French Drain Connection to Ex. Storm Structure	EA	1	\$ 300.00	\$ 300.00
4	Sawcut Existing Asphalt	LF	175	\$ 3.00	\$ 525.00
5	Asphalt Removal and Disposal	SY	30	\$ 20.00	\$ 600.00
6	Furn. & Install 2" I-2 Asphalt	SY	30	\$ 52.00	\$ 1,560.00
7	Furn. & Install 8" ABC Stone	SY	30	\$ 44.00	\$ 1,320.00
8	Furn. & Install 24" Curb & Gutter	LF	10	\$ 65.00	\$ 650.00
	<b>TOTAL CONSTRUCTION COST FOR THE AREA 3</b>				<b>\$ 7,735.00</b>
	<b>STORMWATER REPAIRS</b>				
	<b>Additional Unit Prices if Needed</b>				
1	Seeding & Mulching	SY	\$3.50		

<b>SUMMARY OF PROBABLE CONSTRUCTION COSTS</b>			
	<b>Total Cost Opinion for Area 1, Option 1A Repairs</b>		<b>\$ 4,042.00</b>
	<b>Total Cost Opinion for Area 2 Repairs</b>		<b>\$ 14,275.00</b>
	<b>Total Cost Opinion for Area 3 Repairs</b>		<b>\$ 7,735.00</b>
	<b>Total Cost Opinion (if projects are awarded separately)</b>		<b>\$ 23,052.00</b>
	<b>Total Cost Opinion (if all projects are awarded together) *</b>		<b>\$ 23,252.00</b>

\* If all projects are awarded at the same time, only one mobilization will be required. The cost opinion if all projects are awarded together is \$800.00 less than the total cost opinion if projects are awarded separately. This reflects eliminating two of the mobilization charges that would otherwise be incurred if the projects are performed separately.

\*\* The above cost opinion does not include any allowance for contingencies.