

**SUNSET GREENS HOMEOWNERS ASSOCIATION**  
**Board of Directors Resolution Number 2004. #12**  
**Subject: Perimeter Fence Repair**

**BACKGROUND:** The CC&R's have been interpreted by legal counsel to require the HOA to maintain all perimeter fences. Legal counsel further indicated that all residents of Sunset Greens benefit from perimeter fences, however, the Board may opt to assess the owners of these lots the costs for maintenance per the CC&R's (6.3). The 2004 reserve study also considers perimeter fences a part of its maintenance responsibilities. The portion of perimeter fence in this project is in such a critical condition that it would not be wise to assess the owners of these lots the cost of repair. The Board may wish to consider this option in the future by giving the owners of the lots in question notice of the assessment well in advance of the costs to be incurred.

The first phases of perimeter fences are in critical need of repair as outlined in the attached report and proposal. Various approaches to repair the fences have been studied, including contracting with a vendor. The vendor's proposal offered no guarantee of the product and there was no clear estimate of the total project cost. Labor costs are also much higher through a vendor. Powder coating as well as electromagnetic spray painting should be considered for future fence painting projects since cost effectiveness and life expectancy of repairs are factors worthy of consideration.

The most prudent and responsible solution at this time for perimeter fence repair is to provide an in-house labor force to perform fence preparation and painting. Supervision will be provided through a combination of Board member volunteering, Board authorized volunteers, and additional paid daily supervision through Taylor Association Management. This approach offers flexibility and also provides the necessary quality control for the final product, due to strong HOA oversight, factors not fully available with contracted services. The timeline for the project extends from August 2004 until completion.

**RESOLUTION:**

The total cost of the 400 section fence project, is estimated to not exceed \$19,535, including repairs by L&M Welding, crew wages, workers compensation, and supervision, per the attached proposal. Costs may be less, dependent upon volunteer efforts. It is recommended that the fence repair project proceed per the attached proposal and to ratify the actions approved earlier by individual Board member contacts. The costs for these repairs will be funded through the reserve account.

MOTION BY BILL O'CONNELL SECONDED BY: ANNA SCHAFER

ATTESTED: *Perla S. [Signature]*

Ratified by the Board of Directors on AUG 25, 2004.