

## View Fencing Maintenance

Phone Conversation between Ed Lyons and Kelly Heimgartner Jan 6, 2021 at 10:45 am

I called to clarify details of the maintenance procedures and timelines of the view fencing in Mariposa as many residents have questions. Here is what was discussed:

First, he apologized for not getting back to my Dec 27, 2020 email. He said he found that he had saved his response to me as a draft but failed to ever send it.

I discussed with him that from looking at the Reserve Funding Analysis (30-Year Timeline) posted on Frontsteps, it appears to me that the entire community's view fencing was repainted in 2017 for a cost of \$32,497. It was assigned a longevity of 5 years. It is slated to be repainted in its entirety in 2022 at an estimated cost of \$36,819. I don't know if this means just the side that faces outward or both sides.

It turns out that the document I was reading from was a *proposal* completed Aug 2, 2016. So while it was proposed that view fencing was to be repainted in 2017, that *did not happen*. The view fencing has never been repainted as far as Ed knows. For certain, no money has been spent on view fencing since Ed has been here beginning in July of 2017. This is consistent with what the long term residents have reported. So that was my error in misinterpreting the Reserve Funding Analysis document.

However, Ed went on to say that the repainting of the view fencing is on his list of goals for this year, 2021. He will bring it up to the MCA Board at their first quarterly meeting. Some important points to note about this process are:

- It will be a phased approach with one neighborhood being completed before moving to the next.
- It is a project in which a lot of community outreach is needed to explain the details (see next bullets) and will often involve a comment and question and answer period and commonly a town hall ( in the current COVID-19 conditions this would be via a telecom platform).
- The HOA is responsible for the outside of the fence and the homeowner is responsible for the inside of the fence.
- The HOA will put the entire community project out for bid and in doing so will secure a price that is lower than any homeowner would be able to contract the work for.
- Once the work is complete the homeowner will be assessed one-half of the price.
- This project requires coordination between the HOA and the homeowner as access to the homeowner's backyard is required to complete the job.