

MEETING NOTES

Bakerview Townhomes Condominium Owners Association (BTCOA)

Fence Committee Meeting (& Board of Directors (BoD) Meeting – 2nd Quarter 2022)

Thursday, May 19th, 2022, 7:00-8:00pm PDT, Online via Google Meet

I. Attendee/Board Member Roll Call & Intros

The Fence Committee Meeting was called to order by the BTCOA Board President, Matt Forner, at ~7pm on Monday, May 19th, 2022. The meeting was held online via Google Meet. This meeting also de facto served as the 2nd Quarter Board Meeting for 2022.

Board members Matt Forner, President; Molly Miller, Vice President; and John Davis, Board Member at Large, were in attendance. Mark Tschetter, BTCOA Fence Committee Chair; Frank Schilling, Fence Committee Member; and Rachael Maddalena, Fence Committee Member, also attended.

The Fence Committee met with members of the Board to decide upon the contractor to repair and/or replace the southern fence behind Buildings 4035 and 4039 that was damaged during high winds in Dec 2021. A general summary of the four (4) proposals received was sent to all Members via email on May 17, 2022. [\[Attachment 1\]](#) In addition, a more detailed review of three (3) of the proposals received by end of April 2022 was provided to the Board and to the Fence Committee on May 8, 2022. [\[Attachment 2\]](#) Each proposal received and considered is listed below:

- AGATE, provided in an email on or about May 11, 2022 [\[Attachment 3\]](#)
- JTI Commercial Services, dated Apr 7, 2022 [\[Attachment 4\]](#)
- Northwest Fence, dated Apr 11, 2022 [\[Attachment 5\]](#)
- Up-Rite Fence & Construction, provided in an email on Apr 7, 2022 [\[Attachment 6\]](#)

II. Discussion

All attendees had reviewed the proposals and were familiar with their contents. The discussion quickly focused on whether to go with JTI's proposal, considered the best professionally appearing, or to go with AGATE's proposal, which was the best price (at nearly half the cost of JTI's proposal if considering replacement of the entire ~300' of southern fence line). Attendees also discussed whether black mesh fence or wood dog ear panels (with masked PostMaster metal posts) would be the best solution. Of note, the JTI quote considered was for black mesh fence with inserted privacy slats. The attendees surmised that a JTI quote for wood dog ear panels with PostMaster posts option would significantly increase JTI's bid (based on their option 2A which priced 31' of wood dog ear paneling facing Eliza Ave).

All attendees agreed that the ~30' fencing facing Eliza Ave connected to the southeast corner of Building 4035 should mirror the wood dog ear paneling with masked PostMaster posts facing Eliza Ave, connected to the northeast corner of Building 4055.

Attendees debated whether to include option for barbed wire fencing on the northern perimeter above the mesh fence door. The intent of adding barbed wire is to deter trespassers from jumping that fence near the retention pond (near Building 4047).

Attendees finally discussed whether to just repair/replace the ~150' portion of the southern fence that was falling (or had already fallen down), or to replace the entire ~300' of the southern perimeter (extending the replacement to where it connects with the western fence behind Building 4043). Attendees were reminded that the entire perimeter of the complex' fencing was due for

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replacement per the February 2020 reserve funding study at a then estimated cost of \$20,000. Mark and Molly stated based upon their walk-around observations that the western and northern fence lines were in satisfactory condition, and would not need repair or replacement for at least the next couple years. The western perimeter was in very good condition but could use sanding/pressure washing and staining to remove algae growth. Nearly half of the northern perimeter was replaced with black mesh in Dec 2020 with emergency funds to stem an uptick in trespassing. The remaining northern wood paneling could also use sanding/pressure washing and staining, and one post will likely need replacement within the next 2 years.

III. Decision

Mark made a motion, seconded by Molly, to select AGATE's bid to replace the entire ~300' of southern fencing, and ~30' fencing facing Eliza Ave with dog ear wood panels and PostMaster posts, to have AGATE remove/demo all existing fencing, and to stain this new fencing. Further, no action would be taken at this time to install barbed wire over the north fence doorway, to replace a mesh panel near this door (the repairs provided at the time this panel was damaged was deemed sufficient), or to conduct other fence repairs or replacements. All attendees verbally approved this action.

[Matt Comment, 10Aug2022: On June 8, 2022, a 50% deposit to AGATE for \$7,576.00 (\$6,963.50 + 8.8% local tax) was provided via check #116 to start this project. AGATE verbally coordinated for any changes/modifications during the job with Molly and Matt. The only significant change encountered was the removal of the old fence panels which was mainly coordinated and conducted by Frank – in recompense AGATE stained the panels facing Eliza Ave behind Building 4055 to match the new fence behind Building 4035 in order to have a unified front presentation to the public. AGATE still removed and hauled away various debris and concrete post anchors from the old southern fence. The remaining balance of \$7,569.33 was provided to AGATE via check # 132 after AGATE completed this job and provided their invoice # 1001, dated Jul 19, 2022. [\[Attachment 7\]](#)]

With no additional topics to discuss, Matt concluded the meeting at ~8pm.

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