

MEADOWS-FERNDALDE HOMEOWNERS' ASSOCIATION  
Board Policy Resolution 2022-04  
Approved and Adopted February 11, 2022

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**SUBJECT: CONSOLIDATION OF MAINTENANCE CONTRACTS**

**WHEREAS** for the purposes of this resolution, the term "contract" refers to those contracts that include scope of work addressing the following tasks:

- Natural Growth Area (aka wetland) mitigation, maintenance, monitoring, and reporting,
- Common area landscaping and maintenance (not including Natural Growth areas),
- Planting Strip maintenance (including watering),
- Fence line and trailside maintenance and hedging,
- Planting Strip development.

**AND WHEREAS** the above scope of work is currently distributed amongst three contractors (Windwood, Squalicum Mountain, and Aqua-Terr Systems).

**AND WHEREAS** the resulting distribution of work tasks creates an inefficient project management environment as it relates to budgeting, contracting, monitoring on-going work, and approving invoices.

**AND WHEREAS** the tasks and capabilities of these contractors are very similar and often overlapping.


**AND WHEREAS** it is the opinion of the Board that a single contractor will more suitably and efficiently provide the required services – based on prior experience with the current contractors in the areas of responsiveness, cost and quality of work.


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**NOW, THEREFORE, BE IT RESOLVED THAT:**

1. To manage the maintenance requirements of the Meadows-Ferndale development more effectively and efficiently, the Board of Directors has decided to consolidate all the tasks into a single contractor.
2. The walking trail (walking surface and footbridges) and the split-rail fences are not included in this consolidation, but rather will be covered by separate contracts funded from the HOA Reserve Fund.
3. The 2022 operating budget will be revised to reflect the consolidation, ensuring that there is no increase in overall expense to the Homeowners' Association.
4. The selected contractor is Aqua-Terr Systems Inc (ATSI).

Signed and attested this 11<sup>th</sup> day of February 2022:

  
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Chuck Millard, President

  
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Chris Chappell, Vice President

  
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Kathy Young, Secretary