BOARD OF DIRECTORS MEETING MINUTES TEMPLE Valley Ranch Property Owners' Association, Inc.

An electronic email vote of the TEMPLE VALLEY RANCH PROPERTY OWNERS' ASSOCIATION, INC. ("Association") Board of Directors was held February 11, 2021. Directors voting were Deon Stanfield, Dale Massie, and Jim Howe.

<u>Irrigation Maintenance</u>. Directors, by unanimous electronic ballot, voted to authorize the manager to enter into an agreement with A+Lawncare & Landscape to service the Association irrigation system with replacement of failed components. The \$1,655.31 agreement contains potential for additional repair items that may be discovered while performing the work.

James I. Howe, Secretary

A+ Lawn Care & Landscaping Irrigation

P.O. Box 509 Belton, TX 76513 (254) 563-5480 apluslawn.ap@gmail.com



Estimate

ADDRESS

Valley Ranch HOA 205 Paloma Dr. Temple, TX 76502 **ESTIMATE #** 11256 **DATE** 01/22/2021

Entrance controller Zone 1 Replace spray nozzle 1 9.08 9.08T Zone 2 Adjust rotor head for proper coverage 1 14.17 14.17T Replace rotor nozzle 2 9.08T Zone 3 Raise rotor head to grade 2 23.45 46.90T Zone 4 Raise rotor head for proper coverage for proper coverage 1 11.32 11.32T Repair lateral line break 68.75T *** There may be additional repairs equired on this zone *** *** There may be additional repairs required on this zone *** Extraighten rotor head for proper coverage for proper coverage 1 11.32 11.32T Replace rotor nozzle 9 1 9.08 85.00T *** There may be additional repairs required on this zone *** *** There may be additional repairs on this zone *** *** There may be additional repairs required on this zone *** *** There may be additional repairs required on this zone *** *** There may be additional repairs required on this zone *** *** There may be additional repairs on this zone *** *** There may be additional repairs on this zone *** *** There may be additional repairs on this zone *** *** There may be additional repairs on this zone *** *** There may be additional repairs on this zone *** *** There may be additional repairs on this zone *** *** There may be additional repairs on this zone *** *** There may be additional repairs on this zone *** *** There may be additional repairs on this zone *** *** There may be additional repairs on this zone *** Zone 8 Adjust rotor head for proper coverage for proper coverage ** *** There may be additional repairs on this zone *** Zone 8	DESCRIPTION	QTY	RATE	AMOUNT
Replace spray nozzle 1 9.08 9.08T	Irrigation system audit findings.			
Replace spray nozzle 1 9.08 9.08T				
Replace spray nozzle 1 9.08 9.08T Zone 2 Adjust rotor head for proper coverage 1 14.17 14.17T Replace rotor nozzle 1 9.08 9.08T Zone 3 3 23.45 46.90T Zone 4 3 23.45 70.35T Straighten rotor head fo grade 3 23.45 70.35T Straighten rotor head for proper coverage for proper coverage 1 11.32 11.32T Repair lateral line break 1 68.75 68.75T **** There may be additional repairs on this zone ***. *** **** **** There may be additional repairs required on this zone ***. **** **** **** There may be additional repairs required on this zone ***. **** **** There may be additional repairs required on this zone ***. **** **** There may be additional repairs on this zone ***. *** **** There may be additional repairs on this zone ***. *** **** There may be additional repairs on this zone ***. *** *** **** There may be additional repairs on this zone ***. *** *** **** There may be additional repairs on this zone ***.	Entrance controller			
Adjust rotor head for proper coverage	Zone 1			
Adjust rotor head for proper coverage 1 14.17 14.17T Replace rotor nozzle 1 9.08T Zone 3 23.45 46.90T Raise rotor head to grade 2 23.45 46.90T Zone 4 3 23.45 70.35T Straighten rotor head for proper coverage for proper coverage 1 11.32 11.32T Repair lateral line break 1 68.75 68.75T **** There may be additional repairs on this zone **** 2 25.00 85.00T **** There may be additional repairs required on this zone **** *** *** Zone 7 Replace rotor nozzle 1 9.08T Straighten rotor head for proper coverage for proper coverage 1 11.32 11.32T Adjust rotor head for proper coverage 1 14.17 14.17T Repair lateral line break 1 68.75T 68.75T **** There may be additional repairs on this zone **** 1 68.75 68.75T	Replace spray nozzle	1	9.08	9.08T
Replace rotor nozzle 1 9.08 9.08T Zone 3 Raise rotor head to grade 2 23.45 46.90T Zone 4 4 Raise rotor head to grade 3 23.45 70.35T Straighten rotor head for proper coverage for proper coverage 1 11.32 11.32T Repair lateral line break 1 68.75 68.75T **** There may be additional repairs on this zone **** 2 20.00 85.00T ***** There may be additional repairs required on this zone **** 1 85.00 85.00T ***** There may be additional repairs required on this zone **** **** **** Zone 7 Replace rotor nozzle 1 9.08 9.08T Straighten rotor head for proper coverage for proper coverage 1 11.32 11.32T Adjust rotor head for proper coverage 1 14.17 14.17T Repair lateral line break 1 68.75 68.75T **** There may be additional repairs on this zone **** 2 20.00 68.75T **** There may be additional repairs on this zone **** 1 68.75 68.75T	Zone 2			
Raise rotor head to grade Zone 4 Raise rotor head to grade Raise rotor head for proper coverage Raise rotor head for proper coverage for proper coverage 1 11.32 11.32T Repair lateral line break 1 68.75 68.75T *** There may be additional repairs on this zone *** Zone 5 Locate and troubleshoot unresponsive valve. 1 85.00 85.00T *** There may be additional repairs required on this zone *** *** that will be billed on a time and material basis *** Zone 7 Replace rotor nozzle 1 9.08 9.08T Straighten rotor head for proper coverage 1 11.32 11.32T Adjust rotor head for proper coverage 1 14.17 14.17T Repair lateral line break 1 68.75 68.75T *** There may be additional repairs on this zone *** Zone 8	Adjust rotor head for proper coverage	1	14.17	14.17T
Raise rotor head to grade Zone 4 Raise rotor head to grade Raise rotor head to grade Straighten rotor head for proper coverage for proper coverage 1 11.32 11.32T Repair lateral line break ***There may be additional repairs on this zone *** Zone 5 Locate and troubleshoot unresponsive valve. 1 85.00 85.00T ****There may be additional repairs required on this zone *** ***There may be additional repairs required on this zone *** ****That will be billed on a time and material basis *** Zone 7 Replace rotor nozzle Straighten rotor head for proper coverage for proper coverage 1 9.08 9.08T Straighten rotor head for proper coverage 1 11.32 11.32T Adjust rotor head for proper coverage 1 14.17 14.17T Repair lateral line break ****There may be additional repairs on this zone *** Zone 8	Replace rotor nozzle	1	9.08	9.08T
Zone 4 Raise rotor head to grade Straighten rotor head for proper coverage for proper coverage 1 11.32 11.32T Repair lateral line break 1 68.75 68.75T **** There may be additional repairs on this zone *** Zone 5 Locate and troubleshoot unresponsive valve. 1 85.00 85.00T **** There may be additional repairs required on this zone *** **** There may be additional repairs required on this zone *** **** That will be billed on a time and material basis *** Zone 7 Replace rotor nozzle Straighten rotor head for proper coverage for proper coverage 1 11.32 11.32T Adjust rotor head for proper coverage 1 14.17 14.17T Repair lateral line break 1 68.75 68.75T **** There may be additional repairs on this zone *** Zone 8	Zone 3			
Raise rotor head to grade Straighten rotor head for proper coverage for proper coverage 1 11.32 11.32T Repair lateral line break 1 68.75 68.75T *** There may be additional repairs on this zone *** Zone 5 Locate and troubleshoot unresponsive valve. 1 85.00 85.00T **** There may be additional repairs required on this zone *** **** that will be billed on a time and material basis *** Zone 7 Replace rotor nozzle 1 9.08 9.08T Straighten rotor head for proper coverage for proper coverage 1 11.32 11.32T Adjust rotor head for proper coverage 1 14.17 14.17T Repair lateral line break *** There may be additional repairs on this zone *** Zone 8	Raise rotor head to grade	2	23.45	46.90T
Straighten rotor head for proper coverage for proper coverage Repair lateral line break There may be additional repairs on this zone *** Zone 5 Locate and troubleshoot unresponsive valve. *** There may be additional repairs required on this zone ***. **** that will be billed on a time and material basis Zone 7 Replace rotor nozzle Straighten rotor head for proper coverage for proper coverage Adjust rotor head for proper coverage Adjust rotor head for proper coverage 1 14.17 Repair lateral line break There may be additional repairs on this zone *** Zone 8	Zone 4			
Repair lateral line break *** There may be additional repairs on this zone *** Zone 5 Locate and troubleshoot unresponsive valve. *** There may be additional repairs required on this zone ***. **** that will be billed on a time and material basis Zone 7 Replace rotor nozzle Straighten rotor head for proper coverage for proper coverage Adjust rotor head for proper coverage 1 14.17 Repair lateral line break *** There may be additional repairs on this zone *** Zone 8	Raise rotor head to grade	3	23.45	70.35T
*** There may be additional repairs on this zone *** Zone 5 Locate and troubleshoot unresponsive valve. *** There may be additional repairs required on this zone ***. **** that will be billed on a time and material basis	Straighten rotor head for proper coverage for proper coverage	1	11.32	11.32T
Locate and troubleshoot unresponsive valve. *** There may be additional repairs required on this zone ***. *** that will be billed on a time and material basis *** Zone 7 Replace rotor nozzle 1 9.08 9.08T Straighten rotor head for proper coverage 1 11.32 11.32T Adjust rotor head for proper coverage 1 14.17 14.17T Repair lateral line break 1 68.75 68.75T *** There may be additional repairs on this zone *** Zone 8		1	68.75	68.75T
**** There may be additional repairs required on this zone ***. **** that will be billed on a time and material basis Zone 7 Replace rotor nozzle Straighten rotor head for proper coverage for proper coverage Adjust rotor head for proper coverage 1 11.32 11.32T Adjust rotor head for proper coverage 1 14.17 14.17T Repair lateral line break *** There may be additional repairs on this zone *** Zone 8	Zone 5			
*** that will be billed on a time and material basis Zone 7 Replace rotor nozzle Straighten rotor head for proper coverage for proper coverage Adjust rotor head for proper coverage 1 11.32 11.32T Adjust rotor head for proper coverage 1 14.17 14.17T Repair lateral line break *** There may be additional repairs on this zone *** Zone 8	Locate and troubleshoot unresponsive valve.	1	85.00	85.00T
Replace rotor nozzle 1 9.08 9.08T Straighten rotor head for proper coverage for proper coverage 1 11.32 11.32T Adjust rotor head for proper coverage 1 14.17 14.17T Repair lateral line break 1 68.75 68.75T **** There may be additional repairs on this zone *** Zone 8				
Straighten rotor head for proper coverage for proper coverage Adjust rotor head for proper coverage 1 11.32 11.32T Adjust rotor head for proper coverage 1 14.17 14.17T Repair lateral line break *** There may be additional repairs on this zone *** Zone 8	Zone 7			
Adjust rotor head for proper coverage 1 14.17 Repair lateral line break *** There may be additional repairs on this zone *** Zone 8	Replace rotor nozzle	1	9.08	9.08T
Repair lateral line break *** There may be additional repairs on this zone *** Zone 8 1 68.75 68.75T	Straighten rotor head for proper coverage for proper coverage	1	11.32	11.32T
*** There may be additional repairs on this zone *** Zone 8	Adjust rotor head for proper coverage	1	14.17	14.17T
		1	68.75	68.75T
Adjust rotor head for proper coverage 1 14.17 14.17T	Zone 8			
	Adjust rotor head for proper coverage	1	14.17	14.17T

DESCRIPTION	QTY	RATE	AMOUNT	
Valley Ranch & Dubose controller				
Zone 1				
Repair lateral line break	1	68.75	68.75T	
*** There may be additional repairs on this zone *** Zone 2				
Repair lateral line break	1	68.75	68.75T	
*** There may be additional repairs on this zone ***	'	00.75	00.751	
Zone 5				
Replace broken or leaking MP Rotator head	1	44.33	44.33T	
Replace MP Rotator nozzle	1	18.08	18.08T	
Repair lateral line break	1	68.75	68.75T	
*** There may be additional repairs on this zone ***				
Zone 7				
Replace leaking or broken rotor head	1	44.33	44.33T	
Zone 9		44.00	44.00	
Replace leaking or broken rotor head	1	44.33	44.33T	
Zone 10		44.00	4.4.00T	
Replace leaking or broken rotor head	1	44.33	44.33T	
Zone 11	4	44.00	44.00T	
Replace leaking or broken rotor head	1	44.33	44.33T	
Zone 12 Replace leaking or broken reter head	4	44.22	44 22T	
Replace leaking or broken rotor head	1 1	44.33 68.75	44.33T 68.75T	
Repair lateral line break *** There may be additional repairs on this zone ***	ı	00.75	66.751	
Zone 13				
Locate and troubleshoot unresponsive valve.	1	85.00	85.00T	
*** There may be additional repairs required on this zone ***.				
*** that will be billed on a time and material basis Zone 14				
Replace leaking or broken rotor head	1	44.33	44.33T	
Zone 16	'	44.00	44.551	
Replace leaking or broken rotor head	1	44.33	44.33T	
Repair lateral line break	2	68.75	137.50T	
*** There may be additional repairs on this zone ***	_	00.70	107.001	
Move 1 rotor head outside fence	1	45.00	45.00	
This head is in the yard at 7103 Greenfield DR				
Zone 18				
Repair lateral line break *** There may be additional repairs on this zone ***	1	68.75	68.75T	
Zone 19				
Replace broken or leaking MP Rotator head	1	44.33	44.33T	
Replace MP Rotator nozzle	1	18.08	18.08T	
Raise MP Rotator head to grade	1	22.85	22.85T	
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	TOTAL		\$1 ,	,655.31	
	TAX			122.73	
	SUBTOTAL			1,532.58	
Replace broken or leaking spray head		1	31.21	31.21T	
Dubose & Wicker controller Zone 3					
Dubasa 0 Wishan controller					
DESCRIPTION		QTY	RATE	AMOUNT	

Accepted By Accepted Date