

# Blue Horizon Homeowners Association

Special Meeting With Mainscape Landscaping  
MGM Management – Meridian, ID  
December 22, 2005, 3:00 pm

## MEETING MINUTES

### Attendees:

Board Members: Kevin McNeese, Sandy Curtis. MGM Management Rep: Mike Madson.  
Mainscape Landscaping Owner Jeff Wilcox

Concerns (Kevin) – There were a number of concerns that the Board had with the 2005 season. The following issues were addressed with Mainscape:

- \$1000.00 of additional maintenance mid-season 2005 – Kevin expressed concern that this work should have been part of the regular maintained in our 2005 contract. Jeff explained that there was a lot of additional work done to help with the drainage issues in our parks. This included sprinkler adjustments and the installation of 16 drains in both the Verbena and Jacksnipe parks. Kevin and Sandy acknowledged that there were vast improvements in the park's drainage during the last part of 2005 and will continue to monitor this during the 2006 season.
- Poor service in July 2005 which caused parks to dry out – Kevin expressed concern that we had very poor service in July of 2005, which caused a lot of browning in our parks and a number of home owner complaints. Jeff did acknowledge that Mainscape lost important staff during this time and went through a transition during the hottest part of the year, which didn't help. Jeff has reorganized his company to prevent this from happening in the future and is open to being held accountable to continue service through the year.

The addition of Sandy on our Board will assist us to keep Mainscape accountable if and when any future issues arise.

- Overall service with trees and response time – Kevin expressed some concerns about garbage in our common areas as well as pruning and keeping the trees healthy. Again, Jeff acknowledged that finding quality help has become increasingly difficult, but he feels he has now hired a team that can react quickly to our concerns and monitor our new growth on a regular basis.

Both Kevin and Sandy expressed that the Board was happy with the 2005 season overall and realizes that most of these issues will be improved with more communication between the Board and Mainscape. The addition of Sandy on the Board of Directors will help improve communication overall.

2006 Maintenance Contract (Kevin and Sandy) The Board voted in November to lock in a three year contract with Mainscape in order to avoid the potential increases that we experienced this season (8%). This locks in our price with a maximum 2% increase each year. The contract was signed and will stay in effect through January of 2009.

2006 Park Improvements – Sandy is continuing to research the most cost effective ways to improve our common areas. She will work with Jeff on any additions that will require Mainscape's services to ensure that sprinkler lines will not be covered over or blocked by any additions (i.e. trees, picnic benches, etc.).

Meeting adjourned 3:45pm