

**Mariner's Valley Two Maintenance Association Board Meeting Minutes**

**May 06, 2021**

Called to order at 6:04pm by President Frank Alexich

Board members present: David Monk, Bill Kern, Marion Baricuatro, Frank Alexich, Lonnie Bonds, Alan Gardner, Jackie Midwin

**1. Irrigation Project – Vendor request to modify payment terms**

- a. Gardner reported that vendor owner Barry McNamara asked if Board would consider advancing a portion (25% of overall project cost) of the Construction Complete payment to expedite completion of the project by May 31, 2021. Current terms of the Agreement are vendor is paid 40% of overall project cost only upon completing all the construction/installation of the irrigation system. Vendor added that they encountered more large rocks in the small common area west of Mokuhano than originally estimated contributing to delays. Gardner also noted that vendor did not have staff onsite for previous 1.5 weeks.
- b. Gardner also reported that the small Common Area west of Mokuhano has largely been completed, with only the Back Flow cage/concrete footing to be installed, and debris/fencing to be removed.
- c. After discussion, Gardner proposed a potential modification of the payment terms to split the 40% Construction Complete payment into two 20% payments, one for completion of the Small Common Area west of Mokuhano, and the second for completion of the Large Common Area east of Mokuhano; provided that the vendor also agrees to completing both Common Areas by May 31, 2021. Any delays after May 31, 2021 in completing the construction of the two Common Areas result in \$200 per calendar day in liquidated damages.
- d. Baricuatro moved that the terms outlined be discussed with the vendor for amending the agreement. Monk seconded. Unanimous.

**2. Irrigation Project – Decision on where to locate large unearthed rocks**

- a. After discussion, it was determined that all large rocks will be located at the western-most end of the Small Common Area, and/or buried at the end of the construction phase of the project, depending on the number of large rocks unearthed in the Large Common Area.

**3. Irrigation Project – Cage for new solar controllers**

- a. Gardner reported that the new solar sprinkler controller in the Small Common Area could be vulnerable to vandalism. Need to secure quotations for cage and concrete footing to secure the two new sprinkler controllers, one in the Small Common Area and one in the large Common Area. A subsequent Board meeting to review will be scheduled.

7:07pm Gardner moved to adjourn the meeting, Kern seconded. Unanimous.

Signature: William Kern

Date: June 14, 2021

William Kern – Board Secretary