



**Lake Forest Board of Directors Meeting
November 15, 2022
Minutes**

Location: Evergreen Forest Elementary School

Board members present; Kathleen Emmett, Nan White, Kim Busenbark, Deanna Rocamora

Member-at-Large; Alex Broman

Board members/Member-at-Large absent; Shannon Hildreth

Guests: 6

Time started: 6:35 pm

Called to Order

Welcome guests!

Announcements

None

Minutes

The October minutes were sent via email to board members for review. 1 amendment was requested and made. A motion was made, seconded and carried to approve the amended October minutes.

President Report

October's report: In response to resident complaints about the functionality of the keypad at Hearing Park, a company was contacted to evaluate the gate pad. The company recommended replacing the gate pad. The cost is \$535 for each side. The gate has one keypad on each side. Discussion occurred regarding the cost of the replacement and researching the original purchase to find out if the keypad is still under warranty. The keypad was replaced once already while under its first warranty. The president will work with the Maintenance Lead to research the original company and warranty status.

November's update: The keypad is out of warranty; any replacement would be paid for by HOA.

Guardian Security Group was the last business to replace the keypad. Two residents reported an issue with the keypad not responding when they entered their code. The keypad is functional, and residents must take care to press each digit individually and slowly, giving the keypad time to acknowledge the entry. The Board will not pursue replacing the keypad at this time.

A proposal was made to move the LFHA Reserve Fund from Timberland Bank to an Edward Jones Money Market to earn a higher interest rate. The current interest rate on the Reserve Fund is 0.4% annual yield at Timberland Bank. Edward Jones states a 3% annual yield on the Money Market account. Preliminary information from Edward Jones was emailed to the Board on October 28th for review. Discussion occurred regarding risk and accessibility of the funds. The bookkeeper pointed out that according to the RCW's, the Reserve Fund cannot be split into different accounts and must remain a liquid cash account. A suggestion was made to contact Timberland Bank and ask for a higher interest rate on the Reserve

Fund. The President will contact Timberland Bank and research further details about the Edward Jones account and disburse to the board via email.

Vice President Report

The operating budget was presented at the September board meeting. Any comments, revisions, additions, questions etc need to be addressed by this board meeting so a final draft can be presented and voted on at the December board meeting. The bookkeeper has comments and recommendations about the 2023 budget, she will set a time to discuss with the Vice President.

The Vice President attended the HOA academy hosted by the City of Lacey. She emailed an overview of topics and notes to the board for review.

Collection Policy: During an executive board meeting on 10/26/22, the board discussed the collection policy and the use of VF collection for past due assessments. The board unanimously agreed to not send any further accounts to VF collection. In lieu of turning accounts over to VF collection, discussion about using legal action such as small claims court to collect on past due assessments occurred. No further action was taken. The Vice President presented a new collection policy this evening for review (Addendum A). The LFHA website volunteer stated that the VF contract on the website is outdated. She will locate the most current contract and upload it to the website as soon as possible. The accounts that are currently with VF for collection are under an older contract. There have been changes to the way the HOA is billed and receives funds from collection accounts based on the contract details. The last phone call with VF resulted in a charge to the HOA of \$90 which was unexpected. It was stated that VF should be sending monthly reports to the HOA regarding the accounts they are collecting on, however, no reports have been received. No further action will be taken until current contract with VF is reviewed.

Discussion occurred regarding RCW's that govern late charge amounts per year. The RCW states that the late charge can be \$25 annually. Currently, the LFHA late charge is \$20.

A motion was made, seconded and carried to increase the annual late fee from \$20 to \$25.

Treasurer Report – Kim Busenbark/Shantel Jones

The Treasures Report and Book Budget were presented and discussed. Addendum B and C

Discussion occurred regarding discrepancies about the bookkeeper's accounts receivable reporting and a lack of communication from the bookkeeper. Suggestions were discussed as well. The bookkeeper requested a phone call if she hasn't replied to an email within 48 hours. She also requested an email when any new homeowners contact information is updated. The bookkeeper uses the updated owner information to update QuickBooks which is where the residents are invoiced the annual dues from.

The Board met 10/26/22 for an executive meeting. One topic discussed was not sending any electronic invoices for the 2023 annual dues and not accepting electronic payments. The topic was brought forth tonight. Problems cited with the electronic invoices are; incorrect email addresses and unpaid Paypal fees (from residents). There was no other option for electronic payments suggested. There was no motion made to discontinue electronic invoices or payments for 2023. Invoices will be sent to residents who have valid email addresses and will be mailed to those that do not. The Board will continue to accept PayPal as a method of payment for 2023. Other electronic payment options and billing can be researched and implemented for 2024 if the Board chooses to do so.

2023 Annual HOA dues will be \$214.54. The bookkeeper uses Quickbooks to create the invoices. She will upload the invoices for mailing to Google Drive for the Treasurer to facilitate mailing out.

Secretary Report-Deanna Rocamora

Newsletter: No new articles have been received. A rough draft will be emailed to the board by the coming weekend for review.

A motion was made, seconded and carried on 10/19/22 via email to spend \$150 on 1 yard of crushed rock and 1 ton of stone to test if these materials would be sufficient to shore up the bulkhead at Hearing Park. If it works, it could save the board a substantial amount of money for this project.

Covenants, Conditions, & Restrictions (CC&R) Report -Update by Alex Broman

Report submitted via email for inclusion with minutes. Addendum D.

The CC&R report was presented and reviewed. There were 4 residents turned over to the Treasurer. The bookkeeper noted discrepancies on the letters sent to residents. The letter noted fines will double on 12-1-22 which is incorrect. The letters were dated 11-15-22 therefore the fines will double on 12-15-22, not 12-1-22.

Architectural Review Committee (ARC) Report - Kathleen Emmett, Shannon Hildreth

The ARC chair was absent but provided the report via email.

The boat cover ARC request was approved with stipulations. An ARC request was received for a second shed, and it was approved.

Maintenance -Update by Jeff Heard

Report submitted via email for inclusion with the minutes Addendum E.

The Maintenance Chair sent out 8 bid proposals for the 2023-2025 Lawn Maintenance Contract. One responded asking for directions, but no other responses received. She has a few more contractors to talk to about licensing and bonding. Responses are due by December 10th, 2022.

Events.

The Halloween decorating contest had a fantastic turnout! The top 4 residents received a Home Depot gift card.

The Christmas House Decorating Contest will be 12-17-22.

Waterfront/Shoreline Project

October report: The President, Vice President and Maintenance Lead met with Designer Concrete to go over his bid for the project. The bid was distributed via email to the board for review. The bid amount is \$53,425 to replace the failing bulkhead, add metal railings along the walkway, add sand to the shoreline and cap the steps already in place. The Maintenance Lead suggested an inexpensive test to see if placing large stones in front of the bulkhead would be sufficient and be a less expensive option for the HOA. He will email cost details to the board for further action. If the test works, we would need community volunteers to help with this project and remove that portion of the project from Designer Concrete's bid. Designer Concrete would require 40% of the bid in advance to begin the project.

November update: The test to see if placing large stones in front of the bulkhead was completed. The Maintenance lead reported that while this option is possible, it's not practical. Discussion occurred regarding the permits and scope of the project. The permits acquired for this project expired in March 2022. The President will reach out to the county and find out about having the permits extended. The scope of the project, based on cost and priority, continues to be discussed. There is concern about

funding the entire project which would use the majority of the Reserve Fund. Instead, suggestions were made to break the project into smaller parts and address specific issues one at a time. The Maintenance lead will contact a company that provided a quote last year for an updated bid.

Old Business

2021 Audit- Ballots will go out December 1st to residents either by Election Buddy or by mail. The ballots are due January 17th at 7pm and results will be announced at the annual meeting.

Streetlight Conversion to LED- Nan is waiting on an update from Lars for timeline.

New Business

The lights on the brick sign are dim. The maintenance lead will investigate.

Motion made, seconded, and carried to adjourn @ 9:00pm



Collection Policy for Lake Forest Home Association

This Association is responsible for the operation and maintenance of the property. In order to carry out this responsibility the Association assesses all owners for their percentage of interest of the common expense as required by the governing documents and the laws of the State of Washington.

The common expenses are based on the Association's projection of the expenses necessary to conduct its activities as set forth in the budget adopted by the Association.

It is necessary to assure that all owners pay their assessment promptly so that sufficient funds are available to fulfill the Association's obligations to all its members. Failure of any owner to promptly pay assessments results in additional burden on all owners. It is, therefore, this Association's policy to take such steps as are necessary to assure compliance by owners with their obligation to promptly pay assessments levied by the Association.

Section 1. Assessments. Assessments are based on the budget adopted by the Association and are due in accordance with the payment schedule adopted by the Board. Assessments include periodic assessments, special assessments, the cost of collection (including, for example, attorney's fees, legal costs, and administrative costs), interest, late fees, fines, and other authorized assessments against an owner of the owner's property.

Annual assessments are due by January 31st of each year.

Annual assessments are delinquent starting on February 1st of each year.

The Association will mail, by first-class mail, to the owner, at the lot address or to any other address which the owner has provided to the Association, the Annual Assessment notice and any subsequent notices. It is the responsibility of the owner to maintain accurate contact information to the Association.

Section 2. Late Fees. The Association reserves the right to impose a late charge not exceeding \$25 per month on a delinquent account.

Section 3. Administrative Fees. Should the Association incur administrative fees in the collection of delinquent assessments, whether self-managed or using the services of a management company, the owner shall be responsible for all administrative fees including but not limited to any surcharge for a delinquency notice, bank charges for dishonored check, and credit card processing fees. (This Administrative Fee is in addition to the late charge, which covers the Association's own internal administrative time and cost).

Section 4. Interest. As provided in the governing documents, assessments not paid within thirty (30) days of the due date accrue interest from the due date at a rate of 7.75% per annum.

Section 5. Attorney Fees and Costs. As provided in the governing documents, should the Association be required to use the services of legal counsel and should the Association incur costs in the collection of delinquent assessments, the delinquent owner shall be responsible for all attorney's fees and costs incurred.

Section 6. Application of Payment. Payments received shall be applied to amounts owed as follows: first to interest accrued; then to late fees; then to administrative fees; then to any other costs and attorney fees incurred in collection; then to fines; and lastly to special and periodic assessments.

Section 7. Restrictive Endorsements. Notwithstanding any restrictive endorsements, designation or instruction placed on or accompanying a payment shall be applied as indicated above.

Section 8. Owner's Responsibility. Each owner has the responsibility to pay the owner's share of the common expenses to the Association so that the payment arrives on or before the payment is due.

Section 9. Collection Steps. The following steps are those the Association will typically take in collecting an unexcused delinquency. The Association is neither required to take these specific steps nor to adhere to the specific time frames. The Association may evaluate each delinquency on a case-by-case basis and determine which steps and timing it believes will achieve the payment of delinquent assessments.

Day 10 – Late fee and letter to Owner requesting payment within 30 days.

Day 45 – Letter to Owner requesting prompt payment.

Day 75 – Association may pursue legal counsel to include but not limited to a Demand Letter. The Association may pursue Small Claims Court Action. Association may pursue action under Washington State RCW 64.38.100 – Liens for unpaid assessments.

In the event of continued non-payment after affording the Owner an opportunity to respond to the Demand, legal counsel may commence suit. It is the intention of the Association to follow the above procedure and owners are strongly encouraged to make payments promptly to avoid additional costs and legal action.

Once assigned, all contact regarding a delinquent account with a homeowner shall be handled through the Association's attorney. The attorney shall have authority to settle the collection of the account directly with an owner after it has been turned over to the Association's attorney.

The Association reserves the right to vary from the policy adopted above where particular circumstances warrant such deviation in the reasonable business judgment of the Association or its legal counsel.

Section 10. Protection of the Board Members. Persons exercising authority of the Board, or a committee are not liable for action or inaction done in good faith. Association action under this policy shall not create any liability of the Board, Association, or Committee, or any employee or member of the Board, Association, or the Committee.

This policy shall take effect on the 1st day of December 2022.

Approved by the Board of Directors of Lake Forest Home Association (date)

Addendum A

2022 BookBudget

2022 Budget

Projected 20212Budget	Sep 22 Actual	Oct 22 Actual	Nov 22 Actual	TOTAL		-3,003.56	
				Budget Bal Left	Deficit 2022 Budget		
						-\$11,650.69	
Ordinary Income/Expense						Accts Rec	
Income						10/31/2022	
2022 Association Dues (\$169.46 & \$84.74 Dues with Credits Applied \$0.00)	-5,349.00	1,831.77	-720.92	214.31	69,551.33	\$9,372.36	
2022 Special Assessment(\$40.00 & \$20.00 Reserve with Credits Applied \$0.00)	-201.54	-360.00	-160.00	1,358.46	16,920.00	10% Possible Unpaid	
Credits Prepaid for 2022 in Dec 2021 \$	0.00	0.00	0.00	0.00		\$8,647.13	
Total Income	-5,550.54	1,471.77	-880.92	1,572.77	86,471.33		
Expense						Banking	
						10/31/2022	
2 Tax Preparation Fee/IRS/Property Taxes	0.00	0.00	0.00	-72.35	150.00	\$46,708.08	
3 Insurance (April)	0.00	0.00	0.00	-1,500.00	6,010.00	Reserve Fund	
4 Licenses & Fees (May)	0.00	0.00	0.00	-10.00	10.00	\$214,949.02	
Maintenance						Reserve Paid	
Reserve Fund Contribution Special Assessment (\$40 & \$20 \$0 with Credits Applied	-401.54	-40.00	-520.00	-1,161.54	17,000.00	\$18,161.54	
5 Fence/Signage Repairs-Maint.	0.00	0.00	0.00	279.47	300.00		
6 Common Area Maint/Mowing (at \$1,854.83) for 12 months)	-2,004.84	-2,004.84	0.00	479.70	22,257.96	Grimm	
7 Volunteer Projects/Petty Cash/Garbage	-93.54	-93.68	0.00	-418.15	600.00	12/31/2019	
8 Hearing Park Maintenance/Waterfront	0.00	-221.76	0.00	3,007.25	1,500.00	\$1,083.10	
10 Other Landscaping/Trees	0.00	0.00	0.00	-10,916.75	10,000.00		
12 Theft & Vandalism	0.00	0.00	0.00	-91.35	50.00	VF Collections	
* Total Maintenance	-2,499.92	-2,360.28	-520.00	-8,821.37	34,707.96	10/31/22 \$2,005.07	
Office Expenses							
15 PO Box Rental (Due in February)	0.00	0.00	0.00	-89.00	275.00		
16 Postage	-60.00	0.00	0.00	939.10	1,300.00		
18 Supplies	0.00	0.00	0.00	370.40	800.00		
19 Telephone (at \$50.00 per month)	-35.42	-35.42	0.00	52.27	360.00		
20 Website/Email	-6.56	-6.56	0.00	-54.70	260.00		
* Total Office Expenses	-101.98	-41.98	0.00	1,218.07	2,995.00		
21 Community Events	0.00	0.00	0.00	200.00	300.00		
Professional Fees							
22 Legal Fees	0.00	0.00	0.00	-680.00	400.00		
23 Accounting Fees/Reserve Study	0.00	-91.00	0.00	4,909.00	5,000.00		
24 Bookkeeping (at \$360.17 per month)	0.00	0.00	0.00	1,444.35	4,322.04		
* Total Professional Fees	0.00	-91.00	0.00	5,673.35	9,722.04		
Utilities							
26 Electricity (at \$825.00 per month)	-797.17	-796.52	0.00	-1,676.40	9,900.00		
27 Port-a-potty (at \$40.00 per Service at 15 Services)	0.00	-118.92	0.00	43.58	600.00		
28 Water - Irrigation	-101.46	0.00	0.00	-4.25	500.00		
* Total Utilities	-898.63	-915.44	0.00	-1,637.07	10,500.00		
Total Expense	-3,500.53	-3,408.70	-520.00	-4,949.37	81,895.00		
Net Ordinary Income						4,576.33	
Other Income							
Interest Income (at \$25.00 per month aprox)	75.28	68.33	0.00	-392.61	300.00	YTD Interest	
Total Other Income	75.28	68.33	0.00	-392.61	300.00	\$692.61	
Net Other Income	75.28	68.33	0.00	-392.61	300.00		
Total Net Income						4,876.33	
1st Qtr Totals				1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
2022 Assessments	\$1,179.19	1525.49		\$59,306.08	1,839.43	2365.60	
Previous Assessments	\$13.23	0.00		\$832.40	56.23	13.23	
Finance Charges/CC&R Fines	\$4,048.24	106.28		\$79.17	42.22	4079.34	
Late Charges	\$100.00	200.00		\$403.33	140.00	206.08	
Reserve Payments	\$201.54	360.00		\$14,200.00	400.00	441.54	
Credits	\$8.34	0.00		\$563.32	38.13	8.34	
Total Paid	\$5,550.54	2,191.77		\$75,384.30	2,516.01	7,114.13	0.00
				85,014.44			

	2021	2022	2023
Dues	\$164.52	\$169.46	\$174.54
Vacant	\$82.27	\$84.74	\$87.28
Special	\$40.00	\$40.00	\$40.00



Treasurer's Report

November 15, 2022

- VF Accounts accounts for collections
 - o Lot XXXX - \$696.90 Home in Foreclosure 12/23/2022
 - o Lot XXXX - Judgment for \$5,332.52 now owes add'l \$1,253.25

ACCOUNTS RECEIVABLE

25	2022 TOTAL UNPAID AS OF October 31, 2022
1	2021 & 2022 UNPAID AS OF October 31, 2022 - Sending 10 day demand letter
16	Owe nominal amounts less than \$20.00 from online payment fees -
2	Was able to make payment agreements with homeowner
1	Unable to locate homeowner of record

BALANCES as of 10/31/2022

CHECKING \$47,717.84

RESERVE \$215,857.35

Interest Information

Checking Account earns 0.00%, there is no monthly fee

Reserve Account earns 0.400000%

October earnings \$ 68.33

2022 Interest YTD \$692.61

Addendum C
ACCOUNTS PAYABLE

Check #	Date	Amount	Whom	Description
Debit	10/05/2022	59.46	Goebel Septic	Park Restroom
Debit	10/05/2022	6.56	Google	Cloud Storage
Debit	10/17/2022	35.42	Consumer Cellular	HOA Phone
6391	10/22/2022	221.76	Jeff Heard	Dump fee, fuel & Quarry items for park shoreline
6392	10/27/2022	2004.84	RMR Lawn Services	October 2022 Services
ACH	10/24/2022	40.00	City of Lacey	Water at entrance
ACH	10/24/2022	32.95	City of Lacey	Water at entrance
ACH	10/24/2022	119.20	PSE	Streetlights
ACH	10/25/2022	655.02	PSE	Streetlights
ACH	10/25/2022	10.73	PSE	Streetlights
ACH	10/25/2022	1148	PSE	Streetlights
ACH	10/26/2002	59.46	Goebel Septic	Park Restroom
ACH	10/26/2022	12.20	Waste Connection	Trash at Hearing Park
Debit	10/31/2022	91.00	VF Collections	Update on two accounts

- **Communication**
 - Phone - calls regarding gate codes, account status, CCRs, home sales, solicitation and speeding in the neighborhood.
 - Email - HOA demands for homes selling in the neighborhood, account status, gate codes, new contact information.

- **Reserve Study**
 - Have we contracted to do one this year?

Addendum D

CCR Report for November 2022

1. CCR inspections were made on November 2, 8, and 14.
2. Letters sent out in November (21):
 - a) #1: 15
 - b) #2: 2
 - c) #3: 4
3. Breakdown by violation types:
 - a) #1: 8 for cans, 1 for parking, 2 for trailers, 1 for signs, 1 for appearance, 1 for materials on street, 1 for falling fence
 - b) #2: 1 for yard and inop vehicle, 1 for cans and parking
 - c) #3: 3 for cans, 1 for yard
4. Homeowner corrections (7) for November:
 - a) #1: 1 for cans, 1 for parking.
 - b) #2: 3 for yard/weeds, 1 for yard and cans, 1 for parking
 - c) #3: see report notes below
5. Turned over to Treasurer: 4
6. Fine (Letter #3) status: N/A
7. Report Notes:
 - a) Lot 1055 - Continued nuisance and appearance violations. Board notified new owner (Evolution Real Estate LLC) via email and courtesy letter about the continued CCR violations. Vacate notice should be delivered at the end of November. No other action taken.
 - b) Lot 2035 – Renters appear to have been evicted. An abandoned vehicle remains with a removal notice attached.

CCR report on November 15, 2022 by Alex Broman. Copies of Courtesy Letters sent to home owners will be on file on the LFHA BOD Google drive.

Addendum E

November 2022 LFHA Maintenance Report

10/22 Round trip to Black Lake Quarry Picked up 2800 lbs granite boulders
2 volunteers 5 man hrs

10/23 Round trip to Bark Store Picked up 1 yard crushed rock
1 volunteer 2 man hrs

10/24 Moved 2800 lbs granite & 1 yd of crushed rock to waterfront, placed stone at end of bulkhead to fill in low spot to facilitate mini excavator access.
4 volunteers, 12 man hours

10/29 Removed graffiti from pavilion picnic benches with acetone, attempted same process on shed door with unsatisfactory result. Shed door needs to be painted. Used 90% of acetone in shed & should be replaced. Colors of paint in shed are unsuitable.
2 volunteers, 2 man hrs

10/31 Turned off irrigation at both entrances. Picked up branches from anonymous pruning near intersection of Lk Forest Dr & Marquette (near triangle)
Scrapped painting on shed door due to rain
3 volunteers, 6 man hrs

Met with Gabe Rodda/Travis Meyer Rodda & Sons West Inc landscape contractors ref ` Waterfront project.

Met with, Noah Saffer @ yards done right ref waterfront project.

Requested bids from both contractors, both contractors request copies of Architectural design and permits Intend to obtain copies from FEDEX. Myself & Alex Bromen in attendance
2 volunteers, 6 man hrs

11/1 Photocopied waterfront plans & permits at Fed Ex. \$107.73

Met with Cliff Choplin, Thurston Turf & Pavers, assessed site, copied Arch & permit will get back with preliminary proposal & bid

Picked up paint chips from Home Depot & matched approx color for shed

One volunteer, 3½ man hrs

Delivered Waterfront proposals & permits to Travis Meyer @ Rodda & Sons

11/2 Dropped off Arch proposal and permits to Jason Cornell, Apex Landscape solutions. Jason will get back to me next week

Addendum E

11/3 Met with Anthony Salvatore, Seattle Foundation Repair discussed lifting stairs, pulling back failing bulkhead, installing piers to prevent further deterioration, will submit proposal.

11/8 Placed compost on boulder project. Painted graffiti on shed door. Removed overhanging branches in greenbelt behind lot 85 on Harvard Ct at resident's request. Removed scrap door discarded in green belt, removed 3 mattresses dumped in greenbelt behind lot 56 on Creighton Ct. Dump run

Reimbursable expenses \$18 to dump mattress, \$9 yard waste, \$7 paint for shed door
\$34 total

Four volunteers; 14 man hrs

11/14 Pruned ornamental trees along Lk Forest Dr & Marquette. 1720 lb Dump runs \$42

4 volunteers 14 man hrs

Total man hours 64.5

Reimbursable expenses: 4 dump runs: \$ 69.00

Home Depot;

3 bags compost for bulkhead repair 17.01

Home Depot; Paint for shed graffiti 6.38

Fed Ex: Copies of waterfront plans & permits 78.17, 16.73, 12.83

Total: \$200.12

11/15/2022

LFHA Waterfront research

Obtained qualified contractor referrals from Black Lake Quarry to bid original proposal, i.e. removing existing bulkheads, stairs, log retaining walls, replacing with granite boulders. Began contacting contractors for bids prior to receiving hard copies of actual permits and discovering our permit expired March 11, 2022

Contacted county case manager Leah Davis to verify permit status, confirmed permit has expired, but also stated they do not do follow up inspections so if we were to proceed and closely follow the original permit specs "chances are" it would not be a problem with the county.

Problem is Experienced, qualified contractors are not likely to do the job with an invalid permit.

Leah Davis intimated it is possible to petition the county for a one time extension using Covid as complicating bidding process. Leah told me she was going to refer the extension request to decision maker Brett Barris who would get back to me the same day. That was two weeks ago and I have heard nothing from the county.

Contacted the following contractors, none of who want to do the job in current high water conditions.

Also, they are reluctant to consider a partial job involving only the wall & stairs because of risk of heavy equipment & materials collapsing the uphill retaining walls.

Travis Meyer, Outdoor Designs

Gabe Rodda, Rodda & Sons Landscapes

After viewing site, permits & plan proposals declined to submit bid. Reasoning: Red tape, our limited budget not allowing for unknown complications

Jason Cornell, Apex Landscape Solutions delivered Arc proposals and permits 11/2, No response yet

Noah Saffer: Yards Done Right; Met at park 10/31 to inspect site, plans & permit needs copies of same to submit bid. Likely project is beyond capabilities

Cliff Chopin, Thurston Turf & Pavers; Submitted email response with estimated range of \$150,000 to \$175,000

We have an existing bid of \$127,020, from Puget Sound Landscaping dated Nov 8, 2021 to perform restoration in accordance with permit and engineering specs. Not likely they would honor the price quoted a year ago but their quoted price is likely indicative of what it will cost to do the job legally and correctly.

Met with Anthony Salvatore, Seattle Foundation Repair to investigate repairing existing bulkhead & stairs. Anthony claims they are fully capable of raising and leveling existing stairs, excavating and returning existing bulkhead to plumb & level, reinforcing such repairs with galvanized steel pilings driven into solid substrate and (quote?) guaranteed 75 years. Bid was \$47,000 & change with another \$8,000 to drill drainage weep holes into upper concrete tiers, seal cracks & reinforce with carbon fiber.

I only obtained One quote for repairing existing structures, however the price seems excessive & we have no permit to for such work.

206-487-8139

DESIGNER CONCRETE

designerconcrete123@gmail.com

Concrete Finish	Description	SQ.FT/Days	\$ per sq.ft.	Discount	\$
Stamped			\$8		\$0.00
Colors			\$5		\$0.00
Broom/Swirl	cap 15 steps @ 5 ln.ft, 140 ln.ft of curb		\$4		\$0.00
Exposed Aggregate			\$4		\$0.00
Hard Trowel			\$3		\$0.00
Monoslab			\$5		\$0.00
Acid Wash & Sealed			\$1		\$0.00
Pressure Washing	Included in day charge, 174 ln.ft		\$0.85		\$0.00
Sack & Patch	Cap 15 steps & pressure wash 1/4' of retaining wall, stain & seal, install playground sand & 4 benches, set basalt/Granite and 70' railing, 140' of curb for railing, install Aussie wall & sidewalk for steps		\$500		\$0.00
Single Day Charge (5 man crew)		15	\$2,400		\$36,000.00
other/			cost		\$0.00

Prep Work	Description	SQ.FT	\$ per sq.ft.	Discount	\$
Concrete Removal			\$4 per sq.ft		\$0.00
Dirt/Gravel Excavation & Removal			\$2 per sq.ft.		\$0.00
Sod Excavation & Removal			\$2 per sq.ft.		\$0.00
Other/	Australian retaining wall blocks, 4ft. Tall x 30 ln.ft.	\$1,000.00	cost		\$1,000.00

Materials	Description	Amount	\$ per day	yards	\$
Concrete yardage	5.5 sack 7/8 minus steps, safety bumper, & curb	1400	\$205 per yd, 5.5 sack	20.0	\$4,100.00
Boom Pump			\$1100 per day		\$0.00
Line Pump	two separate pours (curb & steps)	2	\$850 per day		\$1,700.00
Rebar/Wire Mesh			\$1 per Ln.ft.		\$0.00
Lumber			\$1.80 per Ln.ft.		\$0.00
Other/	Playground Sand 8 yds @ 10" & 2 yds crushed gravel	\$1,500.00	cost		\$1,500.00
Other/	25 gallons of 25% cure & seal/+Rollers, 30 gal. of stain coloring	\$1,000.00	cost		\$1,000.00
Other/	70' of Metal Railing & 4 of the 8' benches	\$6,000.00	cost		\$6,000.00
Other/	<u>Basalt or Granite</u> 5-10 tons, one man rocks	\$1,000.00	cost		\$1,000.00
		mi.			
Fuel Surcharge		900	\$1.25 per mile		\$1,125.00
Consultation Fee			Discounted		
Total			Cash Price		<i>\$53,425.00</i>

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206-487-8139

DESIGNER CONCRETE

designerconcrete123@gmail.com

Concrete Finish	Description	SQ.FT/Days	\$ per sq.ft.	Discount	\$
Stamped			\$8		\$0.00
Colors			\$5		\$0.00
Broom/Swirl	cap 15 steps @ 5 ln.ft, 140 ln.ft of curb		\$4		\$0.00
Exposed Aggregate			\$4		\$0.00
Hard Trowel			\$3		\$0.00
Monoslab			\$5		\$0.00
Acid Wash & Sealed			\$1		\$0.00
Pressure Washing	Included in day charge, 174 ln.ft		\$0.85		\$0.00
Sack & Patch			\$500		\$0.00
Single Day Charge (5 man crew)	Cap 15 steps & pressure wash 174' of retaining wall, stain & seal, install playground sand & 4 benches, 140' of curb for railing, install Aussie wall & sidewalk for steps	11	\$2,200		\$24,200.00
other/			cost		\$0.00

Prep Work	Description	SQ.FT	\$ per sq.ft.	Discount	\$
Concrete Removal			\$4 per sq.ft		\$0.00
Dirt/Gravel Excavation & Removal			\$2 per sq.ft.		\$0.00
Sod Excavation & Removal			\$2 per sq.ft.		\$0.00
Other/	Australian retaining wall blocks, 4ft. Tall x 30 ln.ft.	\$1,000.00	cost		\$1,000.00

Materials	Description	Amount	\$ per day	yards	\$
Concrete yardage	5.5 sack 7/8 minus steps, safety bumper, & curb	1400	\$205 per yd, 5.5 sack	20.0	\$4,100.00
Boom Pump			\$1100 per day		\$0.00
Line Pump	two separate pours (curb & steps)	2	\$850 per day		\$1,700.00
Rebar/Wire Mesh			\$1 per Ln.ft.		\$0.00
Lumber			\$1.80 per Ln.ft.		\$0.00
Other/	Playground Sand 8 yds @ 10" & 2 yds crushed gravel	\$1,500.00	cost		\$1,500.00
Other/	25 gallons of 25% cure & seal/+Rollers, 30 gal. of stain coloring	\$1,000.00	cost		\$1,000.00
Other/	70' of Metal Railing & 4 of the 8' benches	\$6,000.00	cost		\$6,000.00
Other/			cost		\$0.00

mi.

Fuel Surcharge	900	\$1.25 per mile		\$1,125.00
Consultation Fee		Discounted		
Total		Cash Price		\$40,625.00

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Other/			cost		\$0.00

mi.

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Consultation Fee		Discounted		
Total		Cash Price		\$40,625.00

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