

CARBON

Harmony CDD
May 12, 2022 Workshop

40 these cards. Ms. Montagna stated that, in the near future, a public hearing will be needed to adjust
41 these fees.

42 Supv. Kassel asked, if the RV storage lot is shut down by the County, can the revenue for the
43 RV lot be counted on? Supv. Kassel also asked about the lines stating RV Storage and Garden Lot.
44 Ms. Montagna has broken out the RV storage lot fees and the garden lot fees for fiscal year 2023.

45 Ms. Montagna asked that administrative and engineering amounts be reviewed, as this year will
46 require more services. Ms. Montagna and Mr. Hamstra agreed that \$20,000 was an unreasonable
47 amount. A discussion ensued on possible engineering services for fiscal year 2023.

48 The management agreement and property appraiser have amounts have not changed for fiscal
49 year 2023.

50 The recording secretary dollar amount needs reviewed. The verbatim minutes are harder to do
51 because of cross talk. Management will check into other outside service companies.

52 Special assessments, auditing, and postage/freight dollar amounts stay the same.

53 Currently there is nothing paid for your meeting location. The tavern is \$250.00 per meeting
54 in the ballroom. However, if the ballroom is not available, they will keep you in the smaller
55 meeting room. That would be \$3,000.00 a month for a meeting space.

56 The insurance line is now the new cost.

57 Ms. Montagna suggested that printing and binding dollar amount be removed from the budget,
58 as there is none.

59 Legal advertising stays the same dollar amount.

60 Storage fees start so that amount has been added, as that amount was not budgeted before.

61 Miscellaneous contingency can be removed.

62 Landscaping dollar amounts will change with the decision the Board makes on the landscaping
63 bids. A discussion on leaf drop ensued.

64 Ms. Montagna doubled the dollar amount of the irrigation line, based on the age of the
65 irrigation system.

66 Ms. Montagna added ten percent to the electric, streetlights, water, and sewer dollar amounts.

67 Refuge removal dollar amount stayed the same.

68 Ponds/ Buck Lake was changed to \$20,000.

69 The pools line was raised to \$35,000.

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- 70 The Roads and alleys line item has stayed the same dollar amount.
- 71 The sidewalks line was left at the same dollar amount. A discussion ensued.
- 72 Repair maintenance for all equipment was combined into one line on the budget.
- 73 Repairs and maintenance RV lot was left the same dollar amount. A discussion ensued and
74 the amount was cut down to \$5,000.00.
- 75 Repairs and boat maintenance was increased to \$10,000.
- 76 The parks and facilities line was left at the same dollar amount.
- 77 Garden lot was changed to \$2,000.
- 78 Invasives was left at half of the contract.
- 79 Light poles \$10,000. A discussion ensued.
- 80 The Holding tank, a discussion ensued. Amount changed to \$8,500.00.
- 81 Mitigation and chemical treatments, by staff, was changed and set at \$105,000.00. This line
82 was combined with R&M invasives with notes.
- 83 The security line; wi-fi, cameras, tv, cards, and equipment. This line was left to stay the same.
- 84 Fuel and oil and operational supplies is now at \$5,000.00.
- 85 Capital outlay was left at \$0.00.
- 86 Capital outlay vehicles was left at \$30,000.
- 87 Capital outlay, Streetlights was left at \$0.00.
- 88 A discussion on the Reserve Study took place. What needs done now versus later.
- 89 A discussion took place on the alleyways with Mr. Hamstra explaining the repair/replacement
90 process.
- 91 A discussion ensued on the RV lot and any changes that may be done.
- 92 Ms. Montagna showed the outstanding projects list to the Board and highlighted the items on
93 hold.
- 94 Ms. Montagna stated that all amounts can be changed. After approval, the amounts can come
95 down, but not go up.
- 96 Ms. Montagna informed the Board that all landscape bidders will be present at the next meeting
97 to answer any questions the Board may have.
- 98
- 99

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100 **FIFTH ORDER OF BUSINESS**

Other Business

101 The Board was previously provided a landscape services proposal package. Six vendors picked
102 up a landscape package and attended the mandatory pre-bid meeting, Cepra, Greenleaf, Landcare,
103 Juniper, Servello, and Yellowstone. Landcare and Cepra chose not to bid on the package.

104 Mr. Perez reviewed what is included in the scope of services and what is not. The Board
105 members were able to ask any questions.

106 Irrigation was a topic of discussion and whether to use landscape vendors for repairs or field
107 services. A conflict typically ensues of who is responsible for plant and sod issues.

108 **SIXTH ORDER OF BUSINESS**

Supervisors' Requests

109 There were no Supervisors' Requests.

110 **SEVENTH ORDER OF BUSINESS**

Adjournment

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112 Supv. Kramer adjourned the meeting at approximately 9:20 p.m.

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Angel Montagna, Secretary

Chair/Vice Chair