

Call to order 5:15 pm: Present: Dawn Horvath, Jill Bell, Lonnie Buresh, Bob Krobatsch, Charlie Kriss, Dave Antkowiak on zoom, and Ameritech Representative Andrew George. 27 people present and 2 on zoom

This is a special meeting that was arranged to address questions and concerns that the Tall Pines BOD and homeowners have specifically related to irrigation services being provided by ALOTT in the Tall Pines community. ALOTT representative David attended the meeting to respond to those questions and concerns.

- After introducing himself, David emphasized the following concerning questions about why so many sprinkler heads needed to be changed, what is the difference in the ones we had been using versus "commercial grade" heads, why certain tasks were or were not being completed, etc.

- Commercial grade heads last longer, they have a longer warranty, they have better seals, they leak less, they maintain pressure better. Toro, Hunter, and Rain Bird brands all have different grades of sprinkler heads. David explained that all of those brands were installed throughout the community and that ALOTT was replacing broken heads with Rainbird commercial grade sprinkler heads.

- We are in extreme drought, so brown spots are occurring in different places.

- We have 207 zones, approximately 30 heads per zone, so about 6,000 heads, some of which have been replaced as needed over the lifetime of the system and he is not sure how old they are.

- First priority was to get all zones functioning after ALOTT took over.

- Seals go bad in heads due to weather, age, etc. We use well water, which has iron and minerals that shorten the life of sprinkler heads. We may need to replace around 600 heads per year, on an ongoing basis. David made reference to what he called "natural attrition" which is the normal wear and tear that takes place on sprinkler heads.

- As seals deteriorate, they leak, resulting in low water pressure especially at the ends of zones, which prevents heads from popping up.

- ALOTT agreement is to come 2 x's a month for inspections, but because of so many zones and associated needed repairs that occur, they have been coming more than that.

- Andrew George requests only one person report an issue. The owner, or if a neighbor is reporting it, should be sure to let homeowner know they are making the report to avert duplicate reports. Andrew will send a list to ALOTT to check issues when they are here doing inspections so it will reduce service fee costs.

- Andrew George email is [andrewg@ameritechmail.com](mailto:andrewg@ameritechmail.com). Residents requested a response from Andrew to know he received their email.
- Fees are \$1852.50 base charge per month. This fee covers operating all sprinkler heads, timers and valves once a month and adjusting for proper coverage. Any parts and labor and service charges are extra.
- For the last few months, repairs have been averaging approximately \$2500 per month.
- ALOTT has replaced approximately 700 heads so far. They expect a substantial decrease in the number over time, since many of the ones that needed replacement have been changed.
- We requested they clean around the heads in a neat round circle, they used a weed wacker and it looks bad.
- Questions on rerouting electrical lines on Decubellis, ALOTT said since they have to shut water off to do this, they will do this after rain starts, to prevent brownouts. He thinks it may be done in May, depending on rain. Regarding their ability to complete that project within the \$2,000.00 amount that was approved, David indicated that amount probably would be close.
- Question raised about treating water so no rust, David said this would cost approximately \$10,000 a month. So that would be too expensive.
- ALOTT cleans sprinkler heads monthly.
- LaQuinta resident expressed concern over water spraying the road, needs to be redirected.
- Question of can our new maintenance person do sprinklers-answer- No, they have to be licensed.
- Water will spray with wind on houses and sidewalks and can't be prevented. However, if the spray direction is clearly wrong, homeowners should report this to Andrew so that adjustments can be made.
- David said our costs should decrease each month, as there is no service charge if they are there on inspections and encounter needed repairs. Only charge is parts and labor, unless they are making a special visit out for an emergency service call.
- If a pipe is broken, they use flex line, so it won't be damaged by lawn service. This is done near driveways and sidewalks especially, which are areas most likely to be affected by mowers, vehicles, etc.

Jill made a motion to adjourn, Charlie 2nd it, all in favor, none opposed, motion approved

Meeting adjourned at 6:32 PM

Minutes prepared by Jill and Dave, submitted by Dave