

Board of Directors

President – Dick Steinbrugge
Vice President – Rob Wieking
Treasurer – (vacant)
Secretary – Julie Williams



Architectural Control Committee

Greg Anderson (Lead)
Tim Anderson
Dan Bushnell
Stephen Roberts

Bull Mountain Estates HOA

www.bmehoa.org

bmehoa.board@gmail.com

RECORD OF VIRTUAL BOARD OF DIRECTORS MEETING JULY 21, 2025

Members Present (Virtually):

Dick Steinbrugge, President and acting Treasurer
Rob Wieking, Vice President
Julie Williams, Secretary

Purpose:

This meeting was conducted by email for the purpose of considering a contractor's proposal for repairing an irrigation system leak. The following information was reviewed by Board members.

Situation:

The HOA is responsible for maintenance of common area landscaping. The leak appears to be significant and is preventing the operation of irrigation in Zone #4. Isolation of that zone would disrupt irrigation of Zone #2. Thus, the main irrigation valve has been left open to support Zone #2, with the consequence that the Zone #4 control box is flooding. An earlier attempt to arrest the leak involved replacement of the top portion of the Rain Bird Scrubber Valve at the control box with the hope that was the source of the problem. It did not resolve it. The contractor now recommends excavating below the control box to find and repair the ultimate source of the leak. The quote and statement of work from the contractor, *Flowcheck LLC*, is attached. The total cost presented in the quote is \$1,655.98.

Financial / Budget Considerations Presented to the Board:

This is a summary of the HOA's available discretionary funds in the current fiscal year budget:

| |
|---|
| \$2,393 Reserve Fund (no expenses so far) |
| \$220 General Repairs line item (remaining balance) |
| <u>\$500 Contingency (no expenses so far)</u> |
| \$3,113 Total Discretionary Funding Available |
| <u>-\$1,656 <i>Flowcheck</i> quote</u> |
| \$1,457 Balance |

The only expense items in the current HOA budget that remain somewhat uncertain are Water (as always) and Insurance (since we need a new carrier and are in the process of getting a quote from State Farm).

Board Decision:

The Board of Directors unanimously approved accepting the contractor's proposal and authorized the expenditure cited in the quote.

Attachment: *Flowcheck LLC* quote # 1075 dated July 18, 2025

Flowcheck, LLC

PO Box 4093
Hillsboro, OR 97123
(503) 444-1148
rob@flowcheckllc.com | www.flowcheckllc.com



RECIPIENT:

Bull Mountain Estates HOA
14724 Southwest Grandview Lane
Tigard, Oregon 97224

| Quote #1075 | |
|--------------|-------------------|
| Sent on | Jul 18, 2025 |
| Total | \$1,655.98 |

| Product/Service | Description | Total |
|--|---|-----------|
| Labor | Get area locates done (private locate company to be used. See line item and price below) Dig out area around valve and attempt to locate leak If leak can be found, repair leak Install valve (new valve may need to be used if bottom half of original valve is damaged/cracked) Pressurizes system & test for any leaks Wire in valve and test from clock Clean all the area's that have been worked in NOTE: if original valve can be reused, contractor to remove new valve off final invoice. Roots will have to cut from nearby tree most likely causing leak. Contractor waives all liability for potential damage to tree | \$945.00* |
| Rain Bird 150-PES-B 1-1/2 in Scrubber Valve | Rain Bird 150-PES-B 1-1/2 in Scrubber Valve | \$221.00 |
| 1 1/2 brass gate valve | | \$0.00 |
| Spears 1-1/2 in Slip x Thread Sch. 80 PVC Male Adapter | Spears 1-1/2 in Slip x Thread Sch. 80 PVC Male Adapter | \$34.80 |
| Lasco 1-1/2 in Sch 80 Union Slip X Male Thread | Lasco 1-1/2 in Sch 80 Union Slip X Male Thread | \$61.07 |
| STANDARD BOX WITH LID | NDS Standard Green Valve Box w/ Lid | \$44.11* |
| MISC PVC / PIPE | PVC & other pipe components | \$50.00* |
| Fuel | Project fuel & travel cost | \$50.00* |
| Misc Parts (Non-Inventory) | Private locate per fiber optic line near area to be dug | \$250.00* |

* Non-taxable

A deposit of \$827.99 will be required to begin.

| | |
|--------------|-------------------|
| Total | \$1,655.98 |
|--------------|-------------------|

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If the leaking valve needs to be completely dug up and replaced (instead of just replacing the canopy) then there will be additional cost for more labor and material's

This quote is valid for the next 30 days, after which values may be subject to change.
Warranty valid for one (1) year from completion of job.

Signature: _____ **Date:** _____