

## Board of Directors Resolution

(Addendum to Brother Bear Lawn Care Contract, December 2nd, 2022)

### Lawn Care Services

2023, 2024 & 2025

As of: 12 December 2022

Page #1 of 3

<b>LAWN, TREE &amp; SHRUB MAINTENANCE</b>	<b># OF SERVICES PROVIDED EACH SEASON</b>
1. Mow & Pick Up Grass	30
2. Trim Walkways, Patios, Borders & Beds	30
3. Edge Concrete Walkways, Patios & Driveways	30
4. Remove Trash & Debris from Grass, Beds, Patios, Driveways and Sidewalks	30
5. Spring & Fall Clean Up	1 - Spring / 1 - Fall
6. Hand Weed areas outside of grass/turf, i.e. shrub & tree wells, flower beds & gravel/mulch beds, etc.	2 (June & Sept)
7. Tree & Shrub Pruning	2 Spring & Fall
<b>IRRIGATION MAINTENANCE</b>	
1. Spring Charge and System Check	1
2. Fall Blowout & Winterize	1
3. Timer/Controller Inspection, Adjustments and Repairs (Replacement at HOA Expense)	4 Repairs as needed
4. Check and Repair all Sprinkler Heads, Filters, and Drip / Irrigation Lines	4 At least 4 times but as needed
<b>FERTILIZER AND WEED APPLICATIONS</b>	
1. Fertilize Grass/Turf Areas (March, May, July & September)	4 Subject to weather conditions
2. Pre-Emergent Weed Control - Grass & Beds	1
3. Fertilize Trees and Shrubs (Root Application)	1 October (Approx. Timeframe)
4. Apply Insecticide to Grass and Plant	1
5. Systemic Insect Control - Trees and Shrubs	1
6. Flower and Tree Bed Pre-Emergent	1
7. Flower Bed & Lawn Post Emergent Weed Control (Chemical Application - Spot Treatment)	4
8. Aeration of Lawns/Turf Areas	1

**A. Lawn Care Services Guidelines and Related Information:**

1. Based on their professional knowledge and expertise, the landscaper is responsible for deciding when is best to perform the above services (weather and seasonal conditions considered).
2. Landscaping Season begins on approximately 4 March and ends on approximately 30 November, subject to weather conditions and changes in the Seasons.
3. Irrigation Water is normally turned-on 15 April and shut-off on 15 October, subject to weather conditions and changes in the Seasons.
4. Hourly rate charged homeowners and the HOA for labor/services provided, which are not included in this list or the Lawn Care/Landscaping Contract (hourly rates can vary depending on the type of work/services provided):
  - a. \$45.00 per hour – During normal working hours (7 AM to 8 PM)
  - b. \$65.00 per hour – After normal working hours (8 PM to 7 AM) and weekends & holidays
5. Trees and Shrubs will be pruned up to 15 feet in height; pruning above 15 feet must be arranged and paid for by the homeowner via an independent contractor.
6. Based on City of Eagle Ordinance, trees and shrubs/plants, along public streets, will be pruned 8 feet above sidewalks, 15 feet above streets and 12 inches from sidewalks.
7. All tree and shrub removal or new planting is at the homeowner's expense (hourly rate applies).
8. BBLC will perform their weekly lawn care service on Tuesday and Wednesday of each week. This will only be changed due to weather conditions, holidays or as jointly agreed by BBLC and the Board of Directors.
9. BBLC is NOT responsible for maintaining homeowner's potted plants or drip lines, unless done at the homeowner's expense based on the landscaper's set hourly rate for these services.
10. Keeping with HOA policy, homeowners must NOT place any potted plants, trees, shrubs, equipment, furniture, or other obstacles between or along the sides of their homes (or any other part of their property, e.g., patios, etc.) that will block access by the Lawn Care Service Provider (front or back yards). Doing so will result in the suspension of lawn care services, in the area impacted, until the blockage is removed. Due to liability restrictions, BBLC cannot move or relocate any personal property of the homeowner (i.e., lawn art, furniture, potted plants, etc.) when carrying out their regular lawn care services.
11. Homeowners declining lawn care services - - homeowners who desire to restrict the lawn care services provided by the HOA must notify the Board of Directors in writing, listing the specific services that are not required. Upon receipt of that notification the Board will in turn provide appropriate guidance to BBLC. An election to reduce lawn care services will not change the homeowners annual HOA Dues.

**B. Management of the Villas HOA Contract for Lawn Care Services:**

1. Brother Bear Lawn Care was selected and placed under contract by the Villas Board of Directors. The Board is responsible for providing BBLC all necessary guidance, oversight, and instructions concerning the services they provide to the Association and Homeowners. Although BBLC will work closely with homeowners concerning the lawn care services they are contracted to provide, they are not required to take instructions from the homeowners. Official inquiries or complaints by the homeowners must be directed to DSI or the Board of Directors.
2. The Association's Management Company, Development Services, can take lawn care service requests and/or complaints from the Homeowners passing them on to BBLC and the Board of Directors for action and resolution.

3. Additional lawn care information can be obtained by accessing the following Villas HOA Website: <https://www.banburymeadows.org/>. The Villas Landscaping Section within this website is restricted to the Villas Homeowners only; homeowners who are not registered or signed up for access to the site are invited to complete the "Registration/Login" process located in the bottom left section of the homepage or by contacting the Website Manager at: [villashoabm@gmail.com](mailto:villashoabm@gmail.com).

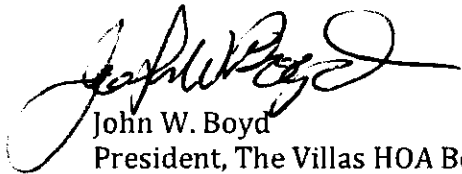
C. Architectural Review of Lawn and Landscaping Improvements:

Thirty days prior to making any landscaping changes or improvements to their property homeowners MUST submit an ARC Application to the Villas HOA Board with detailed plans and diagrams of the project (See CC&R's Section 11.1 and ARC Rules and Guidelines). The application must be completed by the homeowner and approved by the Villas ARC & Board of Directors before work begins. The application form and additional details can be found on the Villas HOA Website (<http://www.banburymeadows.org/>) or the information can be obtained by contacting our Association Manager (DSI) at Tel #208-939-6000.

All other issues concerning Lawn Care Services, and not covered by this Resolution, will be reviewed by the Board of Directors and subject to their decision.


This Resolution was approved on December 12th, 2022.

FOR THE BOARD OF DIRECTORS:

  
John W. Boyd  
President, The Villas HOA Board

Date: 12 Dec 22

This Resolution and List of Services has been included as part of the Lawn Care Services Contract (Addendum) between The Villas at Banbury Meadows Homeowners Association and Brother Bear Lawn Care, LLC, signed on December 12th, 2022 for a period of three years; 2023, 2024 & 2025.

  
Nick Hanson  
Owner/Manager, Brother Bear Lawn Care, LLC

Date: 12-12-22