



Board of Directors Resolution

(Addendum to Brother Bear Lawn Care Contract, December 15th, 2025)

Lawn Care Services

2026, 2027 & 2028

As of: 15 December 2025

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LAWN, TREE & SHRUB MAINTENANCE		# OF SERVICES PROVIDED EACH SEASON
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 (14 feet or lower)		2 Spring & Fall
IRRIGATION MAINTENANCE		
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
FERTILIZER AND WEED APPLICATIONS		
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. \$65.00 per hour – During normal working hours (7 AM to 8 PM)
 - b. \$85.00 per hour – After normal working hours (8 PM to 7 AM) and weekends & holidays
5. Trees and Shrubs will be pruned up to 14 feet in height; pruning above 14 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, 14 feet above streets, and 6 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 its weekly lawn care service on Tuesday and Wednesday of each week. This will only be changed due to weather conditions, holidays, or as 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 backyards). 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 (i.e., lawn art, furniture, potted plants, etc.) of the homeowner 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 homeowner's 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 with all necessary guidance, oversight, and instructions concerning the services they furnish 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 directly from the homeowners. Official inquiries or complaints by the homeowners must be directed to AMP or the Board of Directors.
2. The Association's Management Company, Alliance Management Partners, 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 of 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 under the Villas HOA Drop-Down Option (at the top of the page) or by contacting the Website Manager at: villashoabbm@gmail.com.

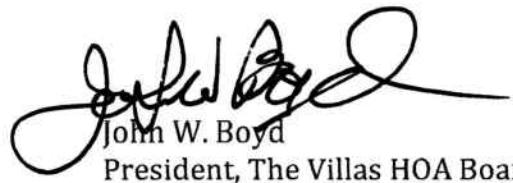
C. Architectural Review of Lawn and Landscaping Improvements:

Thirty days before 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&Rs Section 11.1 and Villas ARC Rules and Guidelines). The application must be completed by the homeowner and approved by the Villas ARC Committee & Board before work begins. The application form and additional details can be found on our HOA Website (<http://www.banburymeadows.org/>), by selecting the Villas drop-down tab, or by contacting our Association Manager (AMP) at Tel #208-370-5915.

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

This Resolution was approved on December 10th, 2025.

FOR THE BOARD OF DIRECTORS:



John W. Boyd
President, The Villas HOA Board

Date: 15 Dec 25

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 10th, 2025, for a period of three years: 2026, 2027 & 2028.



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

Date: 12-15-25

CF: 1 – Brother Bear Lawn Care, Nick Hanson

1 – Each Board Member

1 – AMP, Anita Whitfield