

August 13, 2018

Dear Neighbors,

Re: The Fence project

This notice is to bring you up to date on the status for replacing the fence on Stewart Road.

Since we did not meet the quorum required at the special meeting held on July 17, a second meeting was agreed upon by those in attendance. The quorum required for the second meeting would have decreased from 120 to 60 votes.

In the meantime, it came to the attention of the Board of Directors that the fencing company Secure Fence & Railing is experiencing internal financial difficulties and they are no longer a reliable company. Steps have been taken to get new proposals.

This means that the process starts from the beginning with another Special Association meeting.

This task is greater than you might think. First, the cost of wood fencing has recently increased in price. Nevertheless, we are trying to stay within the original special assessment proposal. Second, the problem that exist is with the concrete columns that are leaning. They must be corrected by a concrete contractor.

We discussed the possibility of removing the columns, but after talking to a concrete specialist, we found the cost would be tremendous (over \$11k.) It would be more cost effective to have only the bad columns taken out and rebuilt. This is the direction we are aiming for currently.

We will post online all proposals for your consideration and input before the Board votes on retaining any company. You are encouraged to attend the monthly Board meetings to have a share in all decisions.

It is unlikely that our fence is repaired before the end of the year. This may call upon homeowners with construction knowledge to inspect and secure sections of the fence that are unstable. If you are able to offer your assistance, please contact us. Your help would be greatly appreciated.

Best Regards,

Board of Directors
Meadow Cove HOA