

Glisan Wall Plan of Action

JANUARY 9, 2016

Summary through 12/12/2015

1-Wall was built between April – June 1997.

2-Wall was inspected in June 2009 by Cascade Inspections NW. Report included 7 repair items and 4 maintenance items.

3-Two Bids for wall report were received in 2010. Contract issued to DeRoss Construction which completed some of the recommended repair items in 2011.

4-Wall inspected by Cascade Inspections NW in June 2015. Cascade Inspection noted 5 recommendations to extend the life of the wall. Three recommendations covered maintenance items: vegetation removal from the wall, eliminating any irrigation spray onto the wall and pest control work. Two recommendations addressed specific work to the wall including minor patching and coating the bottom of the wall to prevent rot/pest damage.

Plan of Action:

Action #1: On 10/3/2015 the Board agreed to hire a landscape company to remove any vegetation from within 2-3' of the wall on both side. This work was completed in November 2015. The Board also agreed to hire a pest spray company to spray around the wall as recommended when the vegetation was removed. *Work may be completed in spring of 2016 OR after wall repair during summer of 2016.*

Proposed Action #2: Solicit bid to remove any soil from within 12" of the bottom of the wall (create a trench under wall) so stucco company can seal the bottom of the wall as recommended by Cascade Inspection. Work to including installing filter fabric in trench and backfill with 1 – 1 ½" drain rock in trench to create 4" gap for drainage and stucco work. **Cost estimated at +/- \$4,000 and to be paid from Cash Balance.**

Work to be done between March – May 2016 when the weather begins to improve.

Proposed Action #3: Solicit a bid from a stucco company to make repairs recommended by Cascade Inspections to clean and repair the bottom of the wall with stucco and other minor wall repairs. **Cost estimated at +/- \$4,000 and to be paid from Cash Balance.**

Work to be done during the summer of 2016 when the weather is dry.

Proposed Action #4: After wall repairs are completed notify owners of lots 198-3 and 199 in writing of the requirement that no landscape work be done that will result in any soil, bark dust or vegetation coming into contact with any part of the wall.

Proposed Action #5: Plan to recoat/repair wall in 2021 (10 years since 2011). Budget \$1,500 per year for 10 years to set aside \$15,000 every 10 years for wall repairs. Goal is to build Wall Reserves so funds are available for needed repairs and avoid a Special Assessment for the Wall.

Proposed Action #6: Budget to have the wall inspected in 2028 to identify any work that should be done when the wall is next scheduled to be re-coated (2031)