

Maryanne Corder Neighborhood Grant Application

Due **Monday, April 27, 2020 at 5 pm** - late or incomplete applications will not be accepted.



Name of Association Pueblo Grande Condos # of households 10

Project Name Pueblo Grande Condos Landscape Improvement Project

Project Address 1028 South Ash, Tempe AZ 85281

Name of primary project contact: Danell Mercado

Email: [Redacted] Phone: [Redacted]

Address (& city/state/zip) [Redacted] 85281

Name of authorizing individual (who can accept funds, sign contract - *if different than above*) Joan Bahamonde, Treas

Address (& city/state/zip) [Redacted] 5281

Email [Redacted] Phone: [Redacted]

1. Project description. Brief description of your grant project:
This project will beautify the neighborhood, reduce water use, improve water management by reducing water damage and improve sustainability, and unify the landscape into a cohesive style and eliminate blight areas.
More specifically, the Xeriscape project will remove existing turf and transition to decomposed granite and add low water use shrubs in common areas facing Ash Street and the lawn in pool area. In addition, it will replace dead plants and trees and remove old high water use vegetation. The project applies an even layer of decomposed granite to provide dust reduction and uniformity to the community. The project is organizationally designed to utilize the strong community participation with our extremely small community to maximize our limited budget dollars for these improvements.

2. Project Budget

Expenses	Amount
	\$ See Attached Budget
	\$ See Attached Budget
	\$ See Attached Budget
	\$ See Attached Budget
	\$ See Attached Budget
	\$ See Attached Budget
TOTAL PROJECT COST:	\$ See Attached Budget
Match (HOA and Crime Free Multi-family Housing properties only) 25% of project total	See Attached Budget
Grant funds requested	\$ See Attached Budget

3. Maintenance: Describe specifically how the association intends to maintain the project - if funded.
The existing PGHOA approved budget for landscaping maintenance has sufficient funding to support the water and landscape maintenance of this work.

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4. Staff contacts

Please check all staff that you have met with and/or contacted:

- Neighborhood Services (circle at least one): Brenda Clark
Laura Kajfez, Erin Kirkpatrick, Elizabeth Thomas, Shauna Warner
- ADA Accessibility: Michele Stokes
- Art: Rebecca Rothman
- Landscape/Lighting/Walls: Steve Abrahamson
- Water Conservation: Tina Sleeper

- Parks/Playground: Dave McClure
- Signs: Dean Miller
- Traffic Calming: Steve Horstman
- Trees: Richard Adkins
- Other: _____

5. Narrative

Submit a narrative explaining what you hope to accomplish through this grant if approved and how the project meets the provided evaluation criteria.

The objective of this application submission is to gain approval for needed community common area improvements. Built in 1987, the Pueblo Grande Condos complex of 10 condominium units is now 33 years of age. The funding will be used to renovate the existing irrigation system from the old leaking inefficient high water use turf designed watering system to a xeriscape/drip system. In addition, we will replant the common areas with new low water use vegetation.

As a very small community with a limited budget and with active homeowner involvement, the approach to this project will have the engaged complex community members in plant election and common area placement. The estimates have been completed in order to involve the professional landscapers as needed and warranted. If approved the work will be completed over the course of the allowed year following grant award Summer 2020.

Community members reviewed the plans and assisted with the placement and selection of new vegetation in our annual meetings. Minutes are attached to this grant proposal. Ultimately, the work on the back common area as will tie in the work on the front street common areas and soften the current stark look of the overall community for the enjoyment of the homeowners and our fellow neighbors in the Maple-Ash Neighborhood.

Mandatory attachments (all project types):

• Bids

- * The amount requested must match a bid amount from a licensed, insured contractor.
- * Total project costs under \$5,000: attach a minimum of 2 bids for the work outlined in the grant, including sales tax.
- * Total project costs over \$5,000: attach a minimum of 3 bids for the work outlined in the grant, including sales tax.
- * If on city property, only one bid may be necessary if project is required to use city contractor.
- * Art projects on city property must use the pre-qualified public artist list. Projects on private property are also welcomed to use list.

• Visuals

Include current pictures of the project site and any other materials to illustrate what the completed project will look like.

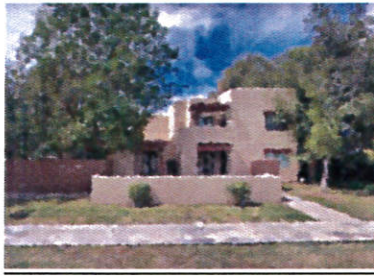
• Community Engagement

Include copies of neighborhood meeting notices, postcards and/or newsletters demonstrating all residents were invited to participate.

**Maryanne Corder Neighborhood Grant Application
Pueblo Grande Condos Landscape Improvement Project**

2. Project Budget

Expenses	Amount
Rock to North Side of Property To be completed by HOA Members)	\$ 0
Removal Soil from existing planter and remove sod	\$ 3,731
Install Irrigation System	\$ 5,622
Install Plant Material per approved plan	\$18,396
Top all planting areas with granite	\$ 2,346
Install LED Lighting System per approved plans	\$ 750
TOTAL PROJECT COST:	\$30,845
Match (HOA and Crime Free Multi-family Housing properties only) 25% of project total	\$ 7,711.25
Grant fund requested	\$15,000



**PUEBLO GRANDE CONDO'S
LANDSCAPE IMPROVEMENT PLAN**

PROJECT DESCRIPTION:

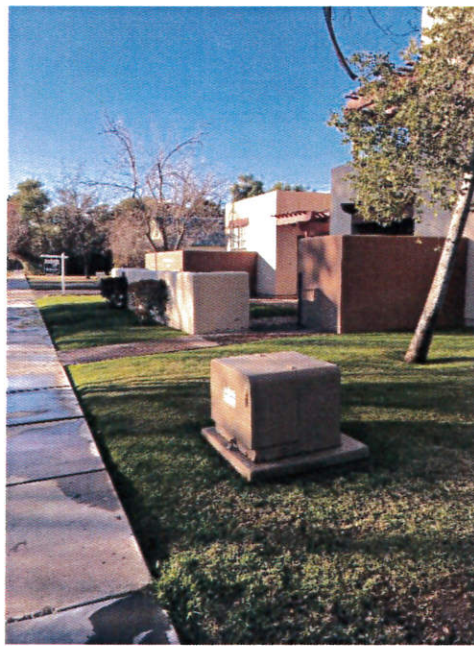
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SITE PICTURES:

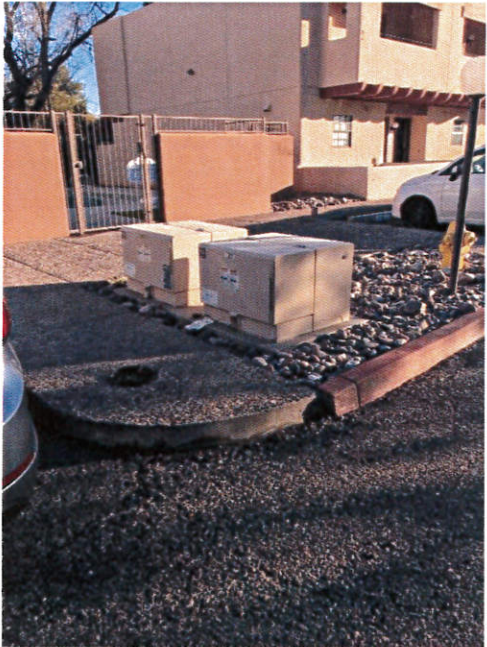
Area facing Ash



Front Planters

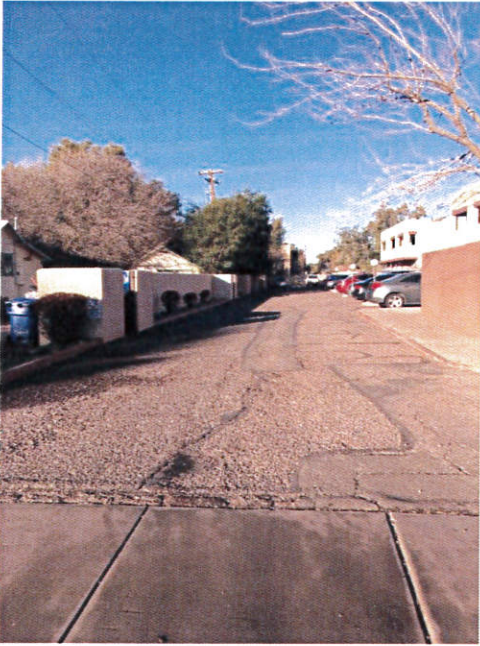


Pool Area



South Side of Property

Facing West



Facing East

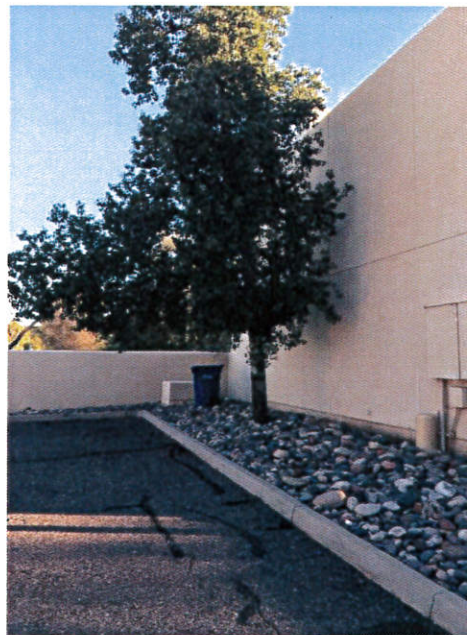


East End of Property

Facing West



Facing North



Date: April 21, 2017

Name: Pueblo Grande Condos

Phone Number:

Address: [REDACTED]

City: Tempe

Zip: 85281

Reason for Proposal: Landscape Installation.

Line	Installation Description	Price
1)	Relocate existing river rock to North side of property.	\$ 1,364.00
2)	Remove soil from (5) existing planter boxes and water proof.	\$ 1,800.00
3)	Remove existing sod, includes pre-treating to kill roots.	\$ 1,931.00
4)	Install irrigation system as follows (2) zones irrigation for trees and (2) zones for plants. All new emitters being installed on trees shall be placed at the outer edge of the existing root ball to encourage proper growth.	\$ 5,622.00
5)	Create soft mounding, per plan, with (20) tons of screened fill dirt.	\$ 1,227.00
6)	Install (22,600) Lb of surface select boulders. (48 @ 450LB)	\$4,696.00
7)	Install all plant material as per approved plan. (27) 24" box trees, (2) – Saguaro Spears 8' to 10', (3) 7' - Ocotillos, (159) – 5 gallon plants, (41) 5- gallon succulents and (82) 1- gallon plants. <i>Further, all plants and trees will be personally selected by SOS and will be planted with necessary and recommended soil amendments to ensure the establishment of the new plants and trees and to encourage new and healthy growth.</i>	\$ 18,396.00
8)	Top all planting areas with granite (24) tons.	\$ 2,346.00
9)	Install LED lighting system as follows: (3) FX well lights, (2) masonry niche lights, 12 gauge cable and (1) transformer.	\$ 750.00
10)	Site clean up of all construction related materials. Provide comprehensive orientation and walk through of the project with you to provide instruction for the operation of the irrigation and lighting controllers. Also to convey instruction for fertilization and watering requirements.	

Initial _____

See Page 2 of 2 for Warranties and Acceptance

Total Cost of Landscape Construction: \$38,132.00

Landscape Construction Warranty:

All landscape construction per this estimate is guaranteed and warranted to be free from defects for a period of **two (2) years** subsequent the completion date on the invoice. Plants and trees are warranted for a period of (3) months.

Frost Stipulation:

Frost Damage and other Acts of Nature (wind, rain, hail, ect) are not covered under warranty. Please refer to your Frost Damage Instructions page for more information.



Acceptance:

By signing below, **Valued Customer** understands this estimate and agrees to have SOS commence with the work as described above. Unpaid balances, more than 30 days past due, are subject to finance charges (18% annually). This estimate is valid for thirty (30) days. Changes to this estimate will require signed authorization from the customer.

Customer

Date

Submitted by

Date

**Desert Appeal Landscape
LLC M/D**

2320 E. Baseline Rd. #148
Phoenix, AZ 85042
(480)570-5754
operations@desertappeal.co
m



ESTIMATE

ADDRESS

Pueblo Grande Condos
[REDACTED]

ESTIMATE # 1283

DATE 10/15/2015

EXPIRATION DATE 01/15/2016

DATE	ACTIVITY	QTY	RATE	AMOUNT
10/15/2015	Trees Trees Per Plan: Tree 24 in box, Red Push Pistache standard trunk (no multi)	26	0.00	0.00
10/15/2015	Plants 5 gallon plants per plan	199	0.00	0.00
10/15/2015	Plants 1 gallon plants per plan	5	0.00	0.00
10/15/2015	Granite 3/8 minus " Black Cherry "	24	0.00	0.00
10/15/2015	Boulder Multiple " Black Cherry "	48	0.00	0.00
10/15/2015	Irrigation Irrigation amendments, Materials per plan, No detail on plan	1	0.00	0.00
10/15/2015	Lighting Materials per plan, No detail on plan	1	0.00	0.00
10/15/2015	Demo Demo items listed on plan, No detail on plan	1	0.00	0.00
10/15/2015	Installation Materials, Labor	1	48,500.00	48,500.00

We look forward to working with you!

TOTAL

\$48,500.00

Accepted By

Accepted Date

Pueblo Grande Condos

9/23/2015

TREES/PLANTS	SIZE	QNTY	COMMENTS	TOTAL
Eucalyptus papuana	24" BOX	16		\$4,720.00
Acacia aneura	24" Box	3		\$885.00
Desert Museum P.V.	24"Box	3		\$885.00
Chinese Pistache	24"Box	5	"red push"	\$1,475.00
		27	double staking	\$742.50
agave desmetiana	5gal	6		\$216.00
agave weberi	5gal	3		\$115.50
Caliandra Californica	5gal	5		\$175.00
Saguaro	spear	2	8-10' spear	\$2,000.00
Dalea Greggii	5gal	5		\$175.00
Fero Cactus Wislizenii	bare	7	8"-10"	\$336.00
Euphorbia Rigida	5gal	9		\$297.00
Eremophila Hygrophana	5gal	16		\$528.00
Fouqueria Splendins	bare	3	6'-8' 10-12 canes	\$600.00
Mexican Honeysuckle	5gal	5		\$165.00
Totem pole cactus	5 gal	8		\$551.60
Yucca Rigida	15gal	1		\$265.00
Lynns Legacy Sage	5gal	59		\$1,947.00
Muhlenbergia	5gal	35	regal mist	\$1,155.00
Opuntia Violacea	5gal	8	santa rita	\$384.00
Pedilanthus Macrocarpus	5gal	8	ladys slipper	\$384.00
Ruselia Equisetiformus	5gal	20	coral foutain	\$660.00
Tecoma Alata	5gal	10	orange jubilee	\$350.00
Desert Marigold	1gal	8		\$100.00
Delosperma Floribunda	1gal	25	ice plant	\$312.50
Melampodium Leucanthum	1gal	9	blackfoot daisy	\$112.50
Sphaeralcea Ambigua	1gal	8		\$100.00
Pestemon Paryii Etonii mix	1gal	20		\$250.00
Setcreasea Pallida	1gal	7		\$87.50
****Prices include installation and a 4 month warranty on all plants*****				
IRRIGATION				
Irrigation	lin ft	1500	schedule 40 pvc	\$4,425.00
multiports for irrigation	each	65		\$191.75
valve	each	3	1 line shrubs 1 line trees	\$288.00
			1line cacti	

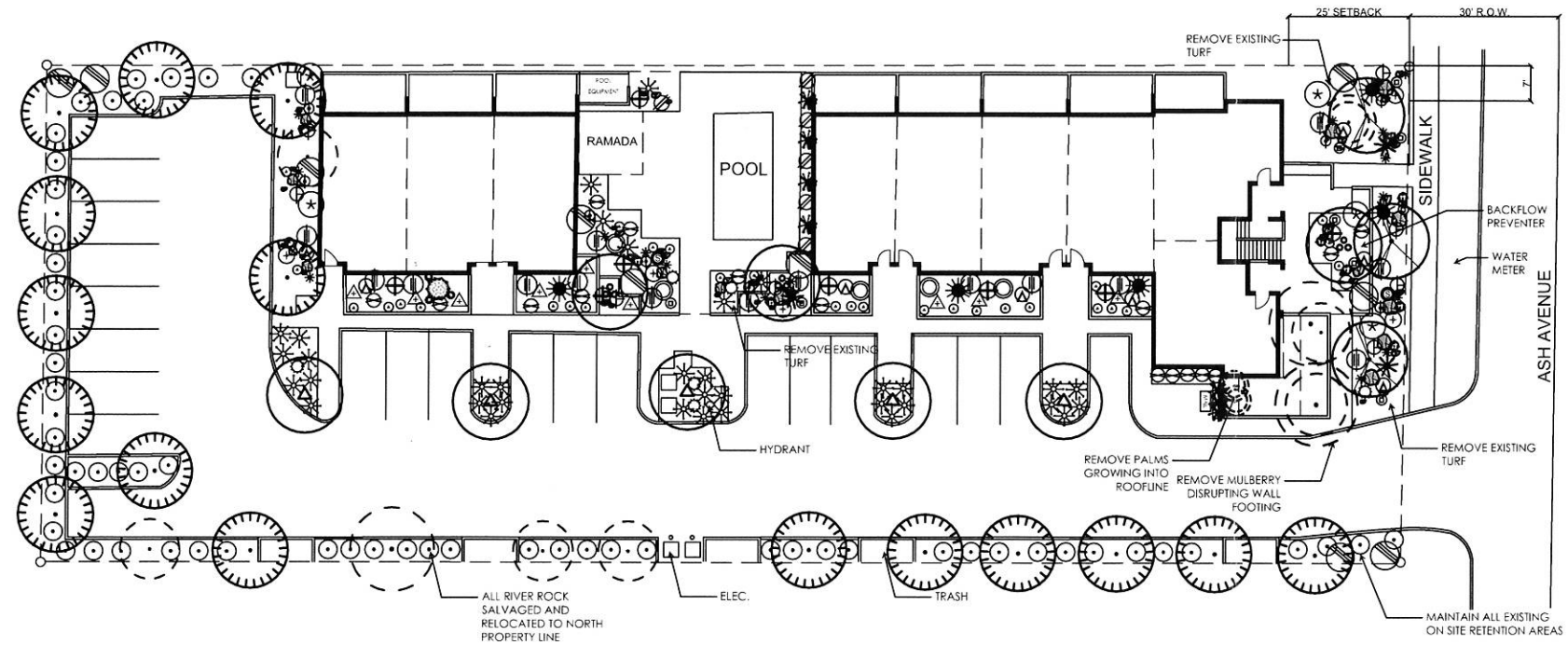
timer		each	1	hardy raindia 6station	\$425.00
running water to plants		each	155	emitter and spaghetti	\$525.45
PVB		each	1		\$419.00
misc. copper sweating ,sewer cleanout extensions					\$695.00
DEMOLITION					
river rock removal		sq ft	1928		\$7,230.00
river rock relocation		sq ft	500		\$1,245.00
Sod Pretreatment		sq ft	1152	chemical treatment	\$541.44
sod removal		sq ft	1152		\$1,912.32
bougainvillea removal		each	8		\$200.00
tree removal		group	1	2 palms, 1 mulberry, 1 bottle tree	\$3,250.00
concrete removal		sq ft	376		\$1,684.48
saw cutting charge		lin ft	each		\$250.00
					\$0.00
					\$0.00
HARDSCAPES					
					\$0.00
					\$0.00
					\$0.00
large boulders		each	10	700-1000 lb black cherry	\$2,250.00
medium boulders		each	19	500-700	\$3,325.00
small boulders		each	19	250-500lbs cinnamon brown	\$1,689.10
				crane included for front yard only	
clean fill dirt		ton	20	clean fill dirt for moundinbg	\$1,322.00
				deliver	\$65.00
Gravel topdressing		ton	24	for front and back	\$2,232.00
				delivery	\$65.00
Topsoil blend		yrds	37	for filling planters	\$2,997.00
				delivery	\$65.00
new concrete walks and medians		sq ft	300	match existing	\$2,850.00
Lighting					
transformer		each	1	300 watt	\$403.20
surface lights		each	20	unique surface landscape	\$3,048.00
Hubs		each	10		\$281.60
		path	10		
		well	10		
led drivers		each	10	LED PATH DRIVERS	\$524.00
		each	10	LED WELL DRIVERS	\$831.00
lighting wire		lin ft	1000		\$460.00
				SUBTOTAL	\$65,664.44
				HAULING & DUMPING	\$3,283.22

				TOTAL PRICE	\$68,947.66

Pueblo Grande Condos

TEMPE, ARIZONA

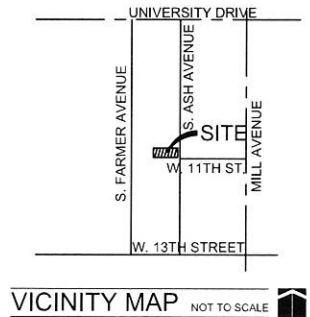
LANDSCAPE IMPROVEMENT PLANS



IRRIGATION		
irrigation	lin ft	1500 schedule 40 pvc
multiports for irrigation	each	65
valve	each	3 1/2 line shrubs 1 line trees 1 line cacti
timer	each	1 hardy raindia 6 station
running water to plants	each	155 emitter and spaghetti
PVB	each	1
misc. copper sweating, sewer cleanout extensions		

DEMOLITION		
river rock removal	sq ft	1928
river rock relocation	sq ft	500
Sod Pretreatment	sq ft	1152 chemical treatment
sod removal	sq ft	1152
bougainvillea removal	each	8
tree removal	group	1 2 palms, 1 mulberry, 1 bottle tree
concrete removal	sq ft	376
saw cutting charge	lin ft	each

Lighting		
transformer	each	1 300 watt
surface lights	each	20 unique surface landscape
Hubs	each	10
path	each	10
well	each	10
led drivers	each	10 LED PATH DRIVERS
	each	10 LED WELL DRIVERS
lighting wire	lin ft	1000



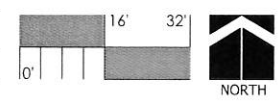
PLANT LEGEND

EXISTING LANDSCAPE	SIZE / REMARKS	QTY	CALIPER
EXISTING TREE	TO REMAIN	6	N / A
EXISTING TREE	TO BE REMOVED	4	N / A
TREES			
ACACIA ANEURA MULGA	24" BOX, SINGLE-TRUNK, VASE SHAPED, MATCHED	3	2.00"
CERCIDIUM HYBRID 'DESERT MUSEUM'	24" BOX, SINGLE-TRUNK VASE SHAPED / MATCHED	3	2.00"
EUCALYPTUS PAPUANA GHOST GUM	24" BOX, SINGLE-TRUNK, VASE SHAPED, MATCHED	16	2.00"
PISTACIA CHINENSIS 'RED PUSH' CHINESE PISTACHE	24" BOX, MULTI-TRUNK, VASE SHAPED, MATCHED	5	2.00"
SHRUBS/ ACCENTS			
AGAVE DESMETTIANA TROPICAL AGAVE	5 GAL	6	-
AGAVE WEBERI WEBER'S AGAVE	5 GAL	3	-
CALLIANDRA CALIFORNICA RED FAIRY DUSTER	5 GAL	5	-
CARNEGIEA GIGANTEA SAGUARO	8'-10' SPEAR	2	-
DALEA GREGGII TRAILING INDIGO	1 GAL	5	-
FEROCACTUS WISLIZENII BARREL CACTUS	10"-12"	7	-
EUPHORBIA RIGIDA GOPHER PLANT	5 GAL	9	-
EREMOPHILA HYGROPHANA BLUE BELLS	5 GAL	16	-
FOUQUIERIA SPLENDENS OCOTILLO	6'-8' TALL WITH 10-12 CANES	3	-
JUSTICIA SPICIGERA MEXICAN HONEYSUCKLE	5 GAL	5	-
LOPHOCEREUS SCHOTTII 'MONSTROSA' TOTEM POLE CACTUS	5 GAL	8	-
LEUCOPHYLLUM LANGMANIAE LYNN'S LEGACY SAGE	5 GAL	59	-
MUHLBERGIA CAPILLARIS REGAL MIST DEER GRASS	5 GAL	35	-
OPUNTIA VIOLACEA PURPLE PRICKLY PEAR	5 GAL	8	-
PEDILANTHUS MACROCARPUS LADY SLIPPER	5 GAL	8	-
RUSELLIA EQUISETIFORMIS CORAL FOUNTAIN	5 GAL	20	-
TECOMA ALATA ORANGE JUBILEE	5 GAL	10	-
YUCCA RIGIDA BLUE YUCCA	5 GAL	1	-
GROUND COVER			
BAILEYA MULTIRADIATA DESERT MARIGOLD	1 GAL	8	-
DELOSPERMA FLORIBUNDUM ICE PLANT	1 GAL	25	-
MELAMPODIUM LEUCANTHUM BLACKFOOT DAISY	1 GAL	9	-
SPHAERALCEA AMBIGUA GLOBE MALLOW	1 GAL	8	-
PENSTEMON PARYII / EATONII MIX PARRY'S / FIRECRACKER PENSTEMON	1 GAL 50 / 50 MIX	20	-
SETCREASEA PALLIDA PURPLE HEART	1 GAL	7	-
MISCELLANEOUS			
Decomposed Granite: 2" depth in all planting areas between buildings and sidewalks(typ) Color: 'Black Cherry' - Size: 3/8" Minus. 24 Tons			
Landscape Boulders: 20% 4' dia., 40% 3' dia., 40% 2' dia., Color: 'Black Cherry'. Submit photos to Landscape Architect for approval prior to purchase and installation. 48 total			

- NOTES:**
- Trees within vehicular sight easement shall be trimmed up to a clear canopy height of 7'-0".
 - Boulders located within vehicular sight easements shall not exceed a height of 3' from finish grade.
 - No boulders are to be in the Right-of-Way.
 - Minor mounding in all boulder vignettes. 20 tons.
 - Topsoil blend to remediate soil in all raised planters. 37 yards.

LANDSCAPE PLAN

SCALE: 1" = 16'-0"



BLUE STAKE
Call before you Dig
602-263-1100
Avoid cutting underground utility lines. It's costly.

Not for construction unless approved by local government

Landscape Architecture
 Land Planning
 Urban Design
 phone 602.743.1129
 urbancactusgardens.com
 6520 S. 28TH ST.
 PHOENIX, ARIZONA 85042



PUEBLO GRANDE CONDOS
 1028 S. ASH AVENUE
 TEMPE, AZ 85281

DATE	SEPTEMBER 23, 2015
JOB NO.	1028
DRAWN BY	BH
DESIGNED BY	BH
SCALE	1"=16'-0"
REVISIONS:	DATE:
1	JULY 10, 2015
2	
3	
4	
SUBMITTED FOR:	LANDSCAPE PLAN
SHEET NO.	L-1

Pueblo Grande Homeowner's Association, Inc.
Meeting Minutes of Monday, January 18, 2016
ANNUAL MEETING

Members of the Pueblo Grande HOA, Inc. met on Monday, January 18, 2016 at the home of Joan Bahamonde (HOA President) and Richard Hervig in Tempe, Arizona.

Present were: Jeff Philippe (7), Elisabeth Reece (5), Monica Palta (3), and Joan Bahamonde (2).
Calling in: Jason Littrell (9)

Absent were: Bill Moody (1), Lydia and Michael Dalcourt (4), Leo Miller (6), Damian Green (8) and Doug O'Brien (10).

HOA President J Bahamond called the meeting to order at 6:18 PM.

2. Open Forum

No new items were raised.

3. Request for Approval of minutes:

Motion to approve by Jeff, seconded by Elisabeth.

4. Reports

a. Presidents report:

APS removed trees interfering with power lines, but left three stumps.

Butler and Hanson has moved offices (you have new address). You should have received owners statements. They say that the HOA fees are due 1 January, but since there was no warning, you have until the 29th January.

Trying to get COX point of presence for security cameras

b. Financial Report:

Dated 12/31/2015

Current balance \$6681.66

Approximately \$4000 unpaid by owners according to Butler and Hanson. Liens will go out after 29 January.

c. Committee Reports:

Monica Palta suggested that the landscaping supervising be on more than one person's back. Jeff P. volunteered to oversee the landscape, and Monica said she could provide help.

5. Unfinished business

a. Landscaping project

Questions; Jason asked if there will be grass in the common areas. No, no more grass (JFB). The plan has been accepted by the City of Tempe.

Quotes for the installation. One from the designer, one from Monica's contact, and one from Jeff Philippe's contact. The last quote meets the items in the design, that is, it includes electrical, irrigation, and the installation of plants, and removal of 5 trees on the north side of the property.

The last quote (\$37,861) was the least expensive (other quotes were significantly higher).

Some river rock will be moved to the north side of the property.

The January 7 2016 proposal from Superior Outdoor Specialists was moved to be chosen (Monica Palta) and Elisabeth seconded this motion.

The votes were as follows:

Jason – Nay

Jeff- yes

JFB- yes

MP- yes

ER – yes

Vote passes 4-1

Assessments are due 30 days after the vote (HOA rules). Thus, they should be due by February 18.

Q: How much money is needed to start the work (ER)? Doesn't say in the bid (JP).

Q: What if I have a credit from overpaying the last assessment? You may pay less than 1/10th the proposed cost from Superior Outdoor Specialists if you have a credit from an earlier assessment overage.

Question to Joe (Superior Outdoor Specialists) forwarded from Landscaper to JFB – should any water be added to the grass prior to beginning of process?

b. Carport construction was raised again, but no progress
Paving the parking/driveways or raising the carports? Should do the paving up to keep the cost down. Completely removing is quite expensive.

JP: Suggest working on the paving in the next quarter, which was generally agreed on (no binding vote).

c. Back to parking lot security. Waiting on quote from Reliable Impound to install security cameras and detailed quote from Cox related to providing a point of presence.

Joey at Reliable Impound said it would be about \$4500 for security cameras. HOA discussion led to this question: Can we see a layout of the 14 cameras (from Jeff and Monica) and an idea of where they are pointing?

d. Amendments to the current HOA documents; info from the attorney. We can write out amendments as we like, bring them up at a meeting and vote on them to replace older text.

This one-by-one approach to updating compares to ~\$3200 (quote is approximately 2 years old now) for an attorney to re-write the boiler plate in a form compatible with current state law.

This subject is related to a discussion at an earlier board meeting concerning adding a zero tolerance to criminal activity on the site of PGC.

How to balance complete re-write of by-laws (etc.) to just editing, item by item as we discover a problem? JFB: we can do it ourselves, but we really need to get it done as opposed to

discussions at these meetings. JP: If we are not compatible with state law, then getting the professional would be desirable, because it would not be good if we are at odds with state regulations.

[note, these are not exact quotes, just an effort to get the flavor of the comment as close as possible - RLH].

JFB gave one example of something that is in conflict with current state law (who can apply liens on owner's units when they fall behind in HOA payments).

JFB: the process of re-writing is at least two steps. The legal consultants would create boiler plate documents. Then they come to a meeting and present their re-write for commentary (so their time is involved, which might incur more costs, depending on how their contract to provide this service is worded).

JFB: there are free workshops for HOA officers (Tempe Historic Museum). One is entitled, "Updating HOA documents". Run by an HOA -specialty law firm. 28 January. After ER expressed a strong interest, JFB offered to send the information on this workshop to all of PGC.

About painting: schedule a time for touch-ups (JFB e-mail to PGC owners again?).

6. New Business

a. Review and approve annual budget

However, Butler and Hanson did not provide the cash flow documents.

Notes: slight uptick in the cost of the insurance, water, and electric bill.

JP: suggest that some of the items on the annual financial report needs further vetting.

JFB will request a more comprehensive report from B&H. this will be sent to the owners and they can approve (assuming it makes more sense). The confusion appeared to relate to labeling some line items (such as the assessment category which was not stated to be that). [This is RLH interpretation of the concern].

b. Possible change in board officers.

For now, no change.

Moved to adjourn at 7:49

Minutes by R. Hervig