

Date	Work Accomplished	Authorized	Expenditures	To Whom
		\$10,600.00	\$8,541.36	
12/20/25	> Purchased AA batteries and PVC pipe.		\$25.04	Lowes
12/17/25	> C2408 to GWPC for 22 hours + \$11 in supplies.		\$561.00	GWPC
12/15/25	> Invoice for 3 hours from GWPC.			
	> Responded to 1287E owner issues. Assured sprinklers were working.			
	> Watered 1287 front for 45 minutes.			
	> Adjusted 1287A-F front sprays. Stopped all sprays onto cars.			
	> Fixed & replaced rotators at 1287G & H.			
	> Watered 1287 front for 45 minutes.			
	> Lowered 1287 pop-up and flex line to keep from getting run over. Swapped the sprinkler head.			
	> Purchased PVC nipple, bucket, and spray nozzle.		\$14.41	Ace Hardware
12/03/25	> Invoice for 3 hours from GWPC			
	> Replaced rotator an fixed broken flexline at 1317A			
	> Moved line away from 1317A sidewalk			
	> Flagged sprinklers at 1317			
	> Inventoried parts			
12/02/25	> Invoice for 2.5 hours from GWPC			
	> Cleaned 1287 Front diaphragm & solenoid; Sucessfully tested flow			
	> Tested 1309 Front & Rear			
	> Cleaned rotator at 1309C			
	> Adjusted sprays at 1309C & D			
	> Fixed 1321 Rear, which was stuck in "ON" position			
	> Cleaned 1321 Rear diaphragm & solenoid; Sucessfully tested flow			
	> Replaced rotator on Street 1 commons and successfully tested flow; Then covered hole			
12/01/25	> Purchased 1 box of tapcons and two 5/32 masonry drills (for cover box attachment to concrete valve complex slabs)		\$26.72	Ace
	> Invoice for 3 hours from GWPC			
	> Tested and flagged Street 2 front commons			
	> Lowes run for parts			
	> Repaired pipe on Street 1 with new tee and covered hole			
	> Tested and flagged Street 2 front commons			
	> Purchased PVC couplings & tee.		[\$11.01]	Lowes
11/28/25	> Invoice for 2.5 hours from GWPC			
	> Tested Street 1. Discovered 2 broken pipes.			
	> Fixed pipes and tested 1309 Front.			
	> Adjusted sprays at 1309 end unit			
	> Tested 1317 front and flagged broken sprinklers and one broken pipe.			
	> Adjusted sprays at 1309D sprinklers			
11/26/25	> Purchased 3 bags of concrete, 1 Orbit timer, four 1/2"bibb valves, one 50' garden hose, one valve box (14x19x12), and tape from Lowes.		\$108.51	Lowes
	> Drilled & tapped 1283F valve complex; Installed 1/2" faucet and tested.			
	> Partially prepped concrete form.			
	> Invoice for 7.5 hours from GWPC. Check 2406.		\$187.50	GWPC
11/25/25	> Purchased two tap sets from Harbor Freight.		\$34.22	Harbor Freight
	> Drilled & tapped 13056F valve complex; Installed 1/2" faucet and tested.			
	> GWPC invoice for 2.5 hours.			

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	> Test 1309 front & rear. Cleaned solenoids & diaphragms.			
	> Verified 1309 front & rear watering.			
	> Replaced pop-up heads at 1309H & J.			
	> Fixed broken sprinkler at 1309F.			
	> Purchased Orbit timer, hose bibb, & PVC couplings.		\$87.88	Lowes
11/24/25	> GWPC invoices for 1 & 2.5 hours.			
	> Fixed broken pipes previously identified.			
	> Collected, organized, and conducted accounting of PVC fittings.			
	> Met with homeowners to discuss sprinkler issues.			
	> Transferred personal PVC pipe to Meadows South shed.			
	> Cleaned & repaired one solenoid.			
11/18/25	> GWPC invoice for 2.5 hours.			
	> Turned 1295 rear off.			
	> Tested 1325. Discovered broken pipes at 1325C & F.			
	> Dug-out broken piping and repaired (2 places).			
	> Re-filled trenches.			
11/13/25	> GWPC invoice for 2.5 hours.			
	> Broken pipe detection.			
	> Parts search and acquisition (Lowes run for glue).			
	> Dug-out broken piping and repaired (2 places).			
	> Re-filled trenches.			
	> Check 2403 for 12 hours.		\$300.00	GWPC
	> GWPC invoice for 3.5 hours.			
	> Straightened & adjusted rotator sprays at 1341H front.			
	> Cleared grass from all 1341 sprinkler heads.			
	> Straightened & adjusted rotator sprays at 1341B front.			
	> Adjusted pop-up sprays at 1337G.			
	> Adjusted rotator sprays at 1337D.			
	> Detected no pressure on 1325 front zone. Walked every unit to discover leak. Leak discovered at 1325E.			
	> Fixed & adjusted sprinklers at 1305H.			
	> Replaced rotator at 1305E.			
	> Adjusted sprays at 1305B & C.			
	> Adjusted sprays at 1337D & E.			
	> Replaced pop-up at 1337C.			
	> Adjusted all rotators at 1337A & D.			
	> Flagged sprinkler heads for later repair.			
11/12/25	> Received refund on 10/14/25 order of 10 timers.		-\$690.15	Meadows S.
	> Purchased 9 Orbit timers from Lowes. [CC]		\$621.14	Lowes
	> GWPC invoice for 4 hours.			
	> Adjusted 1329 front sprinkler heads.			
	> Adjusted sprays at 1329H & spoke with home owner.			
	> Fixed & replaced sprinkler heads at 1329G.			
	> Adjusted sprinkler head at 1329F.			
	> Fixed & replaced sprinkler heads at 1329A.			
	> Fixed & replaced sprinkler heads at 1325A.			
11/11/25	> Repaired pipe leak at 1295C			
	> Replaced rotator at entrance 2 and adjusted spray.			
	> Test 1285 front sprinkler zone.			
10/31/25	> Purchased 3 Orbit timers from Lowes. [CC]		\$205.11	Lowes
	> Installed 3 Orbit timers			
10/28/25	> Installed 3 Orbit timers			

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10/26/25	> Purchased 3 Orbit timers from Lowes. [CC]		\$207.05	Lowes
	> Purchased flush valve.		\$7.48	Ace Hardware
10/25/25	> Repaired broken piping at 1295C			
	> Replaced head at 1329C			
10/25/25	> Installed 11 Orbit timers			
	> Updated all installed Orbit timers to new watering schedule			
10/23/25	> GWPC invoice for 4 hours			
	> Fixed rotator in 1289 commons.			
	> Fixed broken pipe & rotator at entrance 3.			
	> Shoveled sand off sidewalk.			
10/22/25	> Repaired, replaced, and adjusted sprinklers at 1283G			
	> GWPC invoice for 2 hours.			
	> Purchased two 1.25 slip couplings and one tee for 1295C broken pipe repair. [CC]		\$28.32	Ace Hardware
10/21/25	> Purchased: 12 Orbit timers, 2-2x6x8 lumber, 1 sm. Bucket, and 1 can of WD-40 from Lowes. [CC]		\$863.62	Lowes
	> Cut piping for repair at 1295C			
10/14/25	> Purchased (ordered) 10 Orbit timers from Lowes, Receipt due 10/28-11/11. [CC]		\$690.15	Lowes
10/13/25	> Installed 4 additional timers.			
	> Updated watering times on all 12 timers currently installed to new watering schedule.			
10/10/25	> Purchased 3 Orbit timers from Lowes. [CC]		\$207.05	Lowes
09/26/25	> Capped broken tap at 1317D.			
	> Purchased PVC cutters and 1" PVC cap from Ace Hardware. [CC]		\$22.02	Ace
09/25/25	> Purchased 3 Orbit timers and 24ct AA batteries. [CC]		\$230.03	Lowes
09/11/25	> Purchased 4 Orbit timers & brush. [CC]		\$280.32	Lowes
09/04/25	> GWPC invoice for 2 hours.		\$50.00	GWPC
	> Addressed complaints from 1337 homeowners concerning front yards			
	> Ran water to locate all oversprays			
	> Installed filters in all sprinklers requiring adjustment and adjusted to prevent parked cars from being sprayed.			
09/02/25	> Check 2395 to GWPC.		\$250.00	GWPC
	> Purchased PVC cement and two 2" PVC caps from Ace Hardware. [CC]		\$29.07	Ace Hardware
08/28/25	> Tested east commons area zones and sprinklers.			
08/27/25	> Performed manual ACC Controller test of all 42 irrigation zones. Test results as follows:			
	> Only 10 zones can be controlled from ACC Controller: 5-7,11-12,17,19,22-24			
	> 6 zones showed no response to commands: 8-10,18,20-21			
	> 1 zone showed no signs of receiving commands and is obviously disconnected: 10			

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	> 23 zones went into "Alarm Mode" and were immediately shut down by the controller: 1-3,13-15,25-41			
	> Learned zone 12 is controlling both 1317 and 1325 backyards.			
	> Zone 42 removed from system during stormwater remediation effort.			
	> There are 41 irrigation zones.			
	> Main control panel reset to control only the 10 known good zones.			
	> Rewired 3 decoders and solenoids.			
	> GWPC invoice for 2 hours.			
08/16/25	> Authorized \$4500 at the 8/16/25 BOD meeting for the purchase of local timers, concrete bags, and batteries to overcome ACC controller issues.	\$4,500.00		
08/13/25	> GWPC invoice for 4 hours.			
	> Adjusted sprinkler at 1283E to water entire front, and trimmed bush to allow so.			
	> Dug grass away from 1283D rotator and adjusted.			
	> Replaced broken rotator at 1283H.			
	> Replaced broken pop-up at 1283I. Had to dig up head from around roots.			
	> Adjusted 1337F front sprinklers.			
	> Adjusted 1337H rear sprinklers.			
	> Replaced sprinkler head at 1337G.			
	> Fixed broken pipe at 1281B.			
08/04/25	> GWPC invoice for 1 hour.			
	> 1337H: Replaced rotator & adjusted another.			
	> Fixed broken piping at 1337 front.			
07/29/25	> Check 2388 to GWPC.		\$275.00	GWPC
07/25/25	> GWPC invoice for 2 hours.			
	> Responded to 1283 complaints. Repaired broken pipe causing low pressure. Adjusted sprinkler heads.			
	> Tested 1341 rear. Cleared valves & rewired solenoids.			
07/24/25	> GWPC invoice for 4 hours.			
	> Replaced 2 rotators in front commons.			
	> Tested 1341 rear. Cleared valves & rewired solenoids.			
	> Tested 1295 front and rear zones. Replaced diaphragms, cleared valves, & rewired solenoids.			
	> Tested 1289 front and rear zones. Replaced diaphragms, cleared valves, & rewired solenoids.			
	> Tested 1315 front and rear zones. Replaced diaphragms, cleared valves, & rewired solenoids.			
	> Tested 1333 front and rear zones. Replaced diaphragms, cleared valves, & rewired solenoids.			
07/21/25	> GWPC invoice for 4 hours.			
	> Tested 1283 front and back zones. Replaced diaphragms, cleared valves, & rewired solenoids.			
	> Tested east commons. Replaced diaphragms, cleared valves, & rewired solenoids.			
	> Tested 1285 front and back zones. Replaced diaphragms & rewired solenoids.			
	> Replaced 2 rotators at 1289.			
07/18/25	> GWPC invoice for 1 hour.			
	> Tested 1283 front and back zones.			
	> Adjusted all sprinkler oversprays.			

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07/14/25	> GWPC invoice for 4 hours.			
	> Replaced 1321 front and rear diaphragms and cleared valving.			
	> Replaced 1317 front and rear diaphragms and cleared valving.			
	> Replaced 1305 front diaphragm and solenoid. Cleared valving and rewired.			
	> Replaced 1305 rear diaphragm. Cleared valving.			
	> Replaced 1291 front valve & solenoid.			
	> Replaced 1291 rear diaphragm and cleared valve.			
	> Replaced 1293 front and rear diaphragms.			
07/10/25	> Purchased 15 solenoid diaphragms. [CC]		\$112.03	Lowes
	> GWPC invoice for 4 hours.			
	> Tested 1329 & 1325 front & rear zones.			
	> Replaced 1325 front & rear solenoids, cleared valving, & rewired.			
	> Replaced 1329 front solenoid, cleared valving, & rewired.			
	> Replaced 1329 rear valve & rewired.			
	> Met with homeowners & documented complaints.			
07/08/25	> GWPC invoice for 3.5 hours.			
	> Dug new line and replaced pop-up on Street 3.			
	> Tested 1st street sprinklers.			
	> Cleaned diaphragms in front commons valves.			
	> Replaced flaps at 1337F, 1337R, 1341F, and 1341R.			
	> Replaced solenoids at 1337F and 1341R.			
	> Cleaned old flaps for re-use.			
	> Cleared dirt, grass, and weeds from all valving.			
07/07/25	> Purchased 9 solenoid diaphragms, 5 Hunter solenoids, and 2 valves. [CC]		\$182.09	Lowes
07/01/25	> Check to GWPC.		\$300.00	GWPC
06/24/25	> GWPC invoice for 4 hours.			
	> Tested Building 1309 & 1329 front sprinklers and flagged damaged heads.			
	> Uncovered and cleared numerous sprinklers in the front of 1309 & 1329.			
	> Replaced damaged pop-up at 1309E and adjusted spray.			
	> Replaced 1309J rotor and adjusted.			
	> Capped sprinkler at 1309G.			
	> Replaced sprinkler at 1309G.			
	> Replaced sprinkler head at 1309H.			
	> Replaced 1309C rotor and adjusted.			
	> Tested 1333 front solenoid and detected no leaks.			
	> Dug-out wiring at 1309 front yard solenoid.			
	> Repaired broken wiring.			
06/23/25	> GWPC invoice for 6 hours.			
	> Shut off complex water supply.			
	> Discoverd 1333 rear solenoid damaged in two places from mowers.			
	> Dug hole and removed damaged piping.			
	> Repaired broken piping.			
	> Replaced solenoid casing and installed new solenoid.			
	> Rewired solenoid.			
	> Turned complex water supply back on.			
06/20/25	> Check 2384 to GWPC.		\$375.00	GWPC

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		\$10,600.00	\$8,541.36	
06/17/25	> GWPC invoice for 4 hours.			
	> Fixed gushing sprinkler at 1341F.			
	> Capped sprinkler head at 1341B.			
	> Added rotator and pop-up sprinklers at 1341B. Dug trench and ran new flexhose to rotator.			
	> Cut grass around numerous sprinkler heads.			
	> Added filters to 1341A & 1341B sprinklers to control spray.			
06/12/25	> GWPC invoice for 1 hour.			
	> Tested Building 1287 front sprinklers and flagged damaged heads.			
	> Replaced 1287E rotor and adjusted. Used nipples & flexhose parts.			
06/04/25	> GWPC invoice for 3 hours.			
	> Adjusted 1337C sprinkler, along with 5 others at Bldg 1337.			
	> Adjusted all 1337H sprinklers.			
	> Adjusted sprinkler at 1325B.			
	> Cleared grass from ~60 sprinkler heads at Buildings 1315, 1317, 1325, and 1329.			
	> Adjusted rotator at 1325E.			
	> Capped piping at 1315F.			
	> Replaced pop-up at 1329G.			
	> Dug up sprinkler at 1329H and fixed it.			
06/02/25	> GWPC invoice for 4 hours.			
	> Replaced 1337C sprinkler with new pop-up.			
	> Replaced 1309J sprinkler with new pop-up.			
	> Replaced 1305F rotator and adjusted spray.			
	> Adjusted sprinkler and replaced 2 rotators along 1st street in east commons.			
	> Removed unneeded flex pipe and capped line at 1309D.			
06/01/25	> Check 2382 to GWPC.		\$300.00	GWPC
05/30/25	> GWPC invoice for 3 hours.			
	> Tested Building 1283 front sprinklers and flagged damaged heads.			
	> Adjusted a number of sprinkler heads.			
	> Repaired stuck solenoid.			
	> Replaced 2 rotators at 1283G.			
	> Repaired damaged tee fitting at 1289B.			
	> Organized sprinkler parts in storage shed..			
05/21/25	> Purchased PVC fittings and cement. [CC]		\$169.82	Lowes
05/16/25	> ACH payment to GWPC.		\$258.49	GWPC
05/15/25	> GWPC invoice for 2 hours.			
	> Replaced dirt and planted grass in front common area to address bad erosion.			
	> Capped unneeded sprinkler at 1309J.			
	> Dug up unneeded piping by Dumpster 2 and capped line.			
05/13/25	> GWPC invoice for 4 hours.			
	> Replaced Hunter sprinkler in 1283 front.			
	> Replaced sprinkler head at 1283E.			
	> Tested 1283 front.			
	> Tested front area commons to test previous repair for leak.			
	> Adjusted 1337 rear sprinklers and capped one.			
	> Adjusted 1337H front sprinklers and capped one. Removed flexhose and fixed one blow-out.			

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	> Tested 1337 front.			
	> Removed one sprinkler from 1337F front.			
	> Cleared grass from 1329G sprinkler head.			
	> Adjusted multiple sprinkler head overspraying street 1.			
	> Adjusted multiple sprinkler heads at 1329H.			
05/12/25	> GWPC invoice for 3 hours & \$8.49 in parts.			
05/05/25	> Cut pipe and replaced with new pressure fitting coupling.			
	> Made 2nd run to Lowes for parts.			
	> Attempted temporary fix - failed.			
	> Dug to find leak in front commons, cutting through bushes & roots.			
	> Made 1st run to Lowes for parts.			
05/08/25	> Programmed the Hunter Controller to activate all sprinkler heads.			
05/05/25	> Replaced dirt and planted grass in front common area to address bad erosion.			
	> Capped unneeded sprinkler at 1309J.			
	> Dug up unneeded piping by Dumpster 2 and capped line.			
04/26/25	> Authorized \$2500 at BOD meeting.	\$2,500.00		
04/23/25	> Purchased irrigation supplies. [CC]		\$8.49	Lowes
	> Dug and found leak in front commons, cutting through bushes and roots.			
	> Repaired damage with new pressure-fitting coupling.			
	> ACH payment to GWPC		\$300.00	GWPC
04/15/25	> GWPC invoice for 3 hours.			
	> Met Coomer Concrete at 1291D to assess broken piping.			
	> Dug-out 1291D piping.			
	> Replaced broken elbow and piping.			
	> Flagged and took pictures of broken complex piping.			
	> Checked all valve boxes.			
	> Cleared grass/dirt from multiple sprinkler heads.			
	> Adjusted oversprays that were hitting vehicles.			
	> Delivered list of immediate supply needs.			
04/09/25	> GWPC invoice for 1 hour.			
	> GWPC delivered a detailed report of our irrigation system's status, i.e. what is broken and needs to be fixed. Based on manual testing of each zone.			
	> <u>North Commons</u>			
	> Need new rotator at street 1 and rotator adjustments along SR50.			
	> East side working well.			
	> <u>West Commons</u>			
	> North Section: Low pressure, replace pop-up with rotator, repair north valve complex.			
	> Mid/South Sections: Need new rotator and sprinkler adjustments; Need new cover for mid valve.			
	> <u>1283 Front</u>			
	> Low pressure observed.			
	> <u>1285 Front</u>			
	> No significant issues noted.			
	> <u>1287 Front</u>			
	> Most sprinklers need to be adjusted.			

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	> <u>1291 Front</u>			
	> Need to fix valve and clean solenoid.			
	> <u>1293 Front</u>			
	> All sprinklers need to be adjusted.			
	> <u>1305 Front</u>			
	> No pressure observed.			
	> Need to fix valve and clean solenoid.			
	> <u>1309 Front</u>			
	> Broken head.			
	> <u>1315 Front</u>			
	> All sprinklers need to be adjusted.			
	> <u>1317 Front</u>			
	> Multiple sprinklers covered by grass/dirt.			
	> <u>1321 Front</u>			
	> All sprinklers need to be adjusted.			
	> <u>1329 Front</u>			
	> No pressure observed.			
	> Broken pop-up.			
	> <u>1333 Front</u>			
	> All sprinklers need to be adjusted.			
	> <u>1337 Front</u>			
	> Multiple sprinklers covered by grass/dirt.			
	> Low pressure, appears to have a broken pipe.			
	> <u>1341 Front</u>			
	> No pressure observed.			
	> Need to fix valve and clean solenoid.			
04/03/25	> GWPC invoice for 3 hours.			
	> Plug 1289B pipe. New piping run required.			
	> Dug up hole on street 2 to expose broken main.			
	> Replaced gushing sprinkler head in front commons.			
???	> The President let Mr. Blair go due to lack of communication on progress.			
<u>Pre 4/3/25</u>	> \$1000 allocated to Susan Seger to purchase sprinkler heads. [Check xxxx]		\$1,000.00	S. Seger
	> Blair's Curb Appeal replaced a number of sprinkler heads and performed minor programming of controller.			
	> \$1500 allocated to Blair's Curb Appeal to cap broken sprinkler heads and piping, and to program the Hunter ACC (controller). [CCU bill pay]		\$1,500.00	P. Blair
	> The President brought back Mr. Kevin Wright (GWPC: Get Wright Property Care), the former Meadows South handyman, to perform irrigation system remediation. Hired at a rate of \$25/hour. K. Wright directed to prioritize front commons, then west commons, then front yards, and lastly back yards.			
01/18/25	> Membership authorized \$3600 from "Irrigation Reserves." Motion to authorize \$25,000 funding request from Board to hire a licensed, professional irrigation company to fix the Association's reclaimed water irrigation system failed to pass.	\$3,600.00		