

Date	Work Accomplished	Authorized \$10,600.00	Expenditures \$8,541.36	To Whom
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 and 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; Successfully 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; Successfully 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) > 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.		\$26.72 [\$11.01]	Ace 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. > Drilled & tapped 1283F valve complex; Installed 1/2" faucet and tested. > Partially prepped concrete form. > Invoice for 7.5 hours from GWPC. Check 2406.		\$108.51 \$187.50	Lowes GWPC
11/25/25	> Purchased two tap sets from Harbor Freight. > Drilled & tapped 13056F valve complex; Installed 1/2" faucet and tested. > GWPC invoice for 2.5 hours.		\$34.22	Harbor Freight

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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.			
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.		\$87.88	Lowes
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. > 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.		\$300.00	GWPC
11/12/25	> Received refund on 10/14/25 order of 10 timers. > Purchased 9 Orbit timers from Lowes. [CC] > 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.		-\$690.15 \$621.14	Meadows S. Lowes
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] > Installed 3 Orbit timers		\$205.11	Lowes
10/28/25	> Installed 3 Orbit timers			

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10/26/25	> Purchased 3 Orbit timers from Lowes. [CC] > Purchased flush valve.		\$207.05 \$7.48	Lowes 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] > Cut piping for repair at 1295C		\$863.62	Lowes
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. > 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.		\$50.00	GWPC
09/02/25	> Check 2395 to GWPC. > Purchased PVC cement and two 2" PVC caps from Ace Hardware. [CC]		\$250.00 \$29.07	GWPC 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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	<ul style="list-style-type: none"> > 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	<ul style="list-style-type: none"> > 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	<ul style="list-style-type: none"> > 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	<ul style="list-style-type: none"> > GWPC invoice for 1 hour. > 1337H: Replaced rotator & adjusted another. > Fixed broken piping at 1337 front. 			
07/29/25	<ul style="list-style-type: none"> > Check 2388 to GWPC. 	\$275.00		GWPC
07/25/25	<ul style="list-style-type: none"> > 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	<ul style="list-style-type: none"> > 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	<ul style="list-style-type: none"> > 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	<ul style="list-style-type: none"> > GWPC invoice for 1 hour. > Tested 1283 front and back zones. > Adjusted all sprinkler oversprays. 			

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07/14/25	<ul style="list-style-type: none"> > 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	<ul style="list-style-type: none"> > Purchased 15 solenoid diaphragms. [CC] > 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. 		\$112.03	Lowes
07/08/25	<ul style="list-style-type: none"> > 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	<ul style="list-style-type: none"> > Purchased 9 solenoid diaphragms, 5 Hunter solenoids, and 2 valves. [CC] 		\$182.09	Lowes
07/01/25	<ul style="list-style-type: none"> > Check to GWPC. 		\$300.00	GWPC
06/24/25	<ul style="list-style-type: none"> > 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	<ul style="list-style-type: none"> > 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	<ul style="list-style-type: none"> > Check 2384 to GWPC. 		\$375.00	GWPC

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06/17/25	<ul style="list-style-type: none"> > 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	<ul style="list-style-type: none"> > 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	<ul style="list-style-type: none"> > 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	<ul style="list-style-type: none"> > 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	<ul style="list-style-type: none"> > 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	<ul style="list-style-type: none"> > 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	<ul style="list-style-type: none"> > 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] > Dug and found leak in front commons, cutting through bushes and roots. > Repaired damage with new pressure-fitting coupling. > ACH payment to GWPC		\$8.49	Lowes 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. > North Commons > Need new rotator at street 1 and rotator adjustments along SR50. > East side working well. > West Commons > 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. > 1283 Front > Low pressure observed. > 1285 Front > No significant issues noted. > 1287 Front > Most sprinklers need to be adjusted.			

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	<ul style="list-style-type: none"> > <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	<ul style="list-style-type: none"> > 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. 			
???	<ul style="list-style-type: none"> > The President let Mr. Blair go due to lack of communication on progress. 			
<u>Pre 4/3/25</u>	<ul style="list-style-type: none"> > \$1000 allocated to Susan Seger to purchase sprinkler heads. [Check xxxx] > 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] > 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. 		<ul style="list-style-type: none"> \$1,000.00 \$1,500.00 	<ul style="list-style-type: none"> S. Seger P. Blair
01/18/25	<ul style="list-style-type: none"> > 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		