

Adair Estate Budget Meeting  
Oct 18, 2022

Attending

- Lou
- Dan
- Brian
- Sandra
- Chris

The purpose of this budget meeting is to review and reconcile certain coming expenses in order to prepare the 2023 Adair Annual Budget.

A. Landscape Proposal – 2023

- a. We have received proposals from both RuHo and Crabapple Landscape. RuHo's proposal is significantly higher; while Crabapple adds a few services (e.g. maintaining irrigation) at basically the current pricing as 2022.
- b. RuHo is at \$40K; while their "all inclusive" price is approaching \$50K.
  - i. Discussion
    1. Supervision is an issue – not enough levels, or consistent people
    2. They did provide several "freebies" throughout 2022, but now are looking to load all that into the next year's contract.
- c. Crabapple is at \$32K – roughly where we are at in 2022
  - i. Discussion
    1. Positive Referrals - Lullwater is using Crabapple, as well as Druid Hills Golf Club.
- d. Recommendation from Landscape committee – to go w/ Crabapple
- e. MOTION: TO GO FORWARD WITH CRABAPPLE PROPOSAL FOR 2023
  - i. Discussion
    1. Need to notify RuHo no later than Oct 31 of non-renewal, per their contract.
  - ii. VOTE: UNANIMOUS

B. Small Courtyard

- a. No work in 2022; defer until 2023.
- b. Need to address some lingering drainage issues.
- c. Old idea: adding a firepit in the small courtyard. Immediate neighbors have an issue with that becoming a "party area," which would be potentially disruptive to their units.
- d. Immediate Action
  - i. Pine straw for now.
  - ii. Irrigation zone is turned off in Small Courtyard for now.
  - iii. Solicit drainage solutions
    1. RuHo gave proposal for (roughly) \$2,300 to address the irrigation issues. Will need to get different opinions

C. Mulch

- a. Crabapple is putting together an estimate on mulch and pine straw.
  - i. Most properties do 2x per year applications. That would take their all-in budget to about \$46K
  - ii. 1x/year would be about \$40K, all-in. That's one mulch (about \$7K per application) and 2 pine straw applications.
  - iii. Spreading costs are the big add-on expense.
- D. Loblolly Pine @ Front of property
  - a. The pine in front of Enku's unit is showing evidence of stress – disease or lightning.
  - b. We can spend between \$600 to \$1,000 for inspection using bucket truck. That will include pruning of pine tree. We would have \$1,000 available for the expense; and it may reveal that we don't need to cut down the pine after all.
  - c. Proceed.
- E. Miscellaneous Budgetary Items
  - a. Mansion housekeeping – Include \$130/month for housekeeping, which is down from \$150. Difference reflects transferring the common area cleaning (guest suite and fitness area) to the Concierge.
- F. 2023 Landscape Budget
  - a. MOTION: TO INCREASE ADAIR UNIT OWNERS' DUES BY 5%, EFFECTIVE JAN-1-2023.
    - i. Discussion – Will add \$5,723 in dues revenues.
    - ii. \$7,500 in "SPECIAL PROJECTS" will be taken OUT of Landscape budget; but will be available for the Board to approve, as requested.
    - iii. Total Landscape budget will be \$44,804.00
    - iv. MOTION APPROVED – UNANIMOUS