

## Inspiration Common Area Committee January 19, 2021 Meeting Minutes

- Meeting called to order at 5:32p
- Members in attendance:
  - Mark Berkstresser, Committee Chair
  - Aaron Curtiss, Board Liaison
  - Suzanne Papke
  - AJ Beckman, Public Alliance District Manager
  - Sarah Warner, Public Alliance Field Services Mgr
  - Kate Innes, Public Alliance Operations
  - *?? not sure who are committee members, who you include here. Full attendance included Bob Plowman, Bob Tomlinson, Esther Shafran, Patrick, Rick Forsman, Ling L., Tom Norton*
- Tonight's agenda was approved.
- The minutes from the 12/15/20 meeting were approved.
- Management structure update
  - Aaron Curtiss provided a background of the way the new management team is structured versus the management structure in the past. The District's Board separated the district management work into billing (CLA), covenant enforcement and architectural design review (AMI), and district management and governance (Public Alliance) so that specialists could focus on the areas they are good at.
  - AJ introduced himself as the one in charge of the district management and working with the Board and legal team.
  - Kate Innes is doing resident communication and answering questions and can direct anyone who doesn't know who to ask.
  - Sarah Warner is the main resource working with the Common Area Committee and interfacing with Brightview and our vendors.
- Common Area Update
  - Sarah updated on various topics that were discussed in more depth later in the meeting.
  - Sarah is working with Brightview to provide a proposal for fixing some accumulated damage to our landscaping from multiple vehicular mishaps. City of Aurora has some street signs on the ground they have agreed to come and pick up.
  - Russian olives - we are looking at eradication and suppression options.

- Adopt-a-Bench program was approved at the Board meeting. Sarah is working to select and price the memorial benches, she's started with the company that Aurora uses.
  - Aurora charges roughly \$2600 but that includes installation and a concrete pad. We can just anchor bolts. We can save money by eliminating a hefty shipping charge if we buy at least \$5K of benches by February, they would not ship to us until we are ready to accept them but the District would need to advance the funds to make the purchase to buy in bulk and get the free shipping.
  - Discussion about bench styles and that our pricing could hopefully be much lower than what Aurora offers.
  - We don't have the installation costs yet from Brightview but should select the bench type first to get accurate cost.
  - We don't have handyman staff but could solicit volunteer labor from the community.
- Piney Creek Trail update from Aaron
  - ICON Engineering has determined we can do no-rise which makes it feasible and there is a pre-submittal meeting with Aurora to begin the process and then start digging for utilities.
- Pool staffing proposal from Perfect Pools
  - Start/stop service is an underlying \$21K, then there are three choices of staffing service level which would bring the total to \$50K for monitor/attendant staffing during all open pool hours, \$58K if we added 2 days (weekend) lifeguard staffing (2 lifeguards are staffed whenever lifeguards are staffed), and \$62K if we did three days of lifeguard (Fri-Sun) with the rest of the days attendant staffing only.
  - Staffing with lifeguards adds to the cost but provides the swim lesson option to the community, lessons are scheduled with and paid directly to lifeguards.
  - Tom asked if we have major pool maintenance, Sarah says just a waterproof re-painting of the bucket pole.
  - AJ asked if we can adjust staffing level once pool agreement is signed, Sarah says we'd be committed to the base level of staffing we selected but could work with vendor to add more depending on how summer goes.
  - Aaron responded to a question about usage patterns from Tom that we tracked usage last year because we had to throttle capacity due to COVID and every day was busy, we were limited to 29 pool users in

- each time slot.
- Mark commented that the middle option (2 days lifeguards) seems pragmatic.
- Kate has added pool discussion to the Social Committee meeting later this week.
- Light and sign pole painting
  - Sarah did some research with Aurora and Xcel to determine that the metal poles are maintained by those authorities but they do not paint or maintain the wooden poles. This is also the case for surrounding developments that have opted for wooden poles (Tallyn's Reach, Saddle Rock).
  - Specs need to be finalized as far as exact locations of the wooden poles along Rockinghorse and 6 streets in Filing 1, and Sarah will be getting bids from more than one vendor to repaint.
  - Brief discussion of prior attempts to paint these light posts which didn't end satisfactorily, and reminder of the importance of checking and accepting the work prior to payment.
- Dog Box project
  - Brightview will be augering the holes once the ground is ready. A handful of existing dog stations will be re-located at cost to Newland because they were placed in less than ideal locations, the boxes themselves will be re-used.
  - The dog box at Bailey & Versailles appears too high and is twisted, Sarah to check on it. Kate mentioned that residents can now text in a cell phone photo to help the management team find problem spots.
  - New boxes for the District will be installed by volunteers.
- 2021 Tree Planting
  - Sara R. from Brightview is working to get our tree order in early so we can get the best selection. It's a big order of over 100 trees.
  - Suzanne commented that planting with compost seems to make a big difference and asked about timing of planting, it will be after frost hazard has passed, likely in May.
  - Tom verified that we wouldn't have trees on-site ahead of planting timeframe, so that they stay healthy.
  - AJ suggests we inspect the new trees in batches and reject bad stock.
  - Mark asked whether Brightview is doing winter watering and the answer is yes.
- Community comment & discussion
  - Aaron is meeting this week with John Van De Voorde at Newland to

further discuss resources for turning over tracts and will update the Slack channel afterward.

- Suzanne asked about the status of the dog park. Newland is breaking ground on it hopefully in the Spring, and it should be well underway by summertime. Kate added that Bob Beeman who is first in line with the Adopt-a-Bench project inquired about placing it in the new dog park, Public Alliance will follow up with Newland to see if this would cause a long delay to the timeline if selecting this location.
- Tom asked about the timeline for the next public art project. Aaron thinks it'll go pretty quickly based on how the Bear project only took about 5-6 weeks to get kicked off after the plans were determined.
- Bob P. asked if we can get builders to start picking up trash better. Aaron has gotten results in the past by adding an item to the Board agenda to propose doubling the assessments builders pay, which gets their attention and compliance.
- Mark noted that there's a perfect future spot for sledding between some new retaining walls Newland has built.
- Meeting adjourned at 6:58p