

## Common Area Committee Minutes

February 16, 2021

- Meeting was held via Zoom and called to order at 5:34pm.
- The meeting agenda was reviewed and approved.
- Minutes from the January meeting were reviewed and approved.
- Tom Norton suggested we use community service to help with things like trash pickups and bench installations.
- Common Area Update were provided by Sarah Warner, Landscape & Facilities Manager, and Aaron Curtiss, Board Liaison:
  - We have proposals to repair the traffic damaged areas. Research was done with Newland to make sure the tree lawn areas are District responsibility.
  - Russian olives - Douglas County classifies them as a Class B noxious weed and recommends monitoring and suppression. We have to be careful using chemicals near waterways. We can trim back the ones that will encroach on paths at minimum. There are approx 40 Russian olive trees identified on the recent count.
  - Adopt-a-Bench project update - priorities include keeping the cost reasonable and providing seating along the trails. A concrete pad or crusher fines would both work around the installation.
  - Perfect Pools - Public Alliance will convey any negative staffing feedback from the community to the vendor and address any concerns through to resolution.
  - Newland started their dog box relocation project but the ground was too hard, we'll keep waiting for warmer temperatures.
  - Post staining - still obtaining and comparing pricing from vendors.
  - Chemicals will be removed from the pool storage room by Perfect Pools next week.
  - Winter watering of trees - we're working with BrightView on pre-season treatments.
  - Slow curve sign - the City of Aurora did a traffic study and believes that a large truck caused the damage and the street doesn't require a slow/sharp curve sign.
  - Tom Norton asked Sarah if there are any particular concerns or large gotchas that could be expensive or pose large future problems, such as erosion, Sarah has not seen any risks so far that are not already in our planned projects.
  - District fences - there will be a schedule developed for which will be stained first.
  - Aaron updated that improvement work at Inspiration Club and Pathfinder Park will begin in spring and anticipates a lot will be accomplished by Fall.
  - Feb 25th is the official kickoff for the Piney Creek Trail Extension project.
  - The water conservation project led by Rick Forsman is working to get interns from Aurora Water assigned to help analyze our current usage. Rick is setting a meeting with Aurora Water as we work toward submitting a grant request.
  - Vail Hanlon raised concern about a curve where people are driving fast (Del Norte & Inspiration), will contact the community's traffic task force to see if they're still active.
  - Suzanne Papke said honey locust trees were planted by Meritage and have been problematic. These are now on a Do Not Plant list.
  - Penny Heatherington asked who chooses plant material and placement, specifically along Inspiration Lane where it can block traffic visibility. Aaron replied that the City of

Aurora has requirements the developer must satisfy for a certain amount of plant material, and it can also tend to be plant material more suitable for lower elevations such as Denver. The plantings are then conveyed to the District with the tracts.

- Fence Attachment Discussion
  - Greg Wolgamott reported the Residential Improvement Committee asked whether there might be an approved hanger or fastener to be used for attaching holiday lights to the District fences. Sarah Warner explained that a vendor will charge the District extra to pull out fasteners and repair holes when performing maintenance and staining. Greg says residents are already accustomed to putting up holiday lights and this may be overreach and hard to enforce. Clarification was provided by Vail and Holly Svetz that we're referring to the outside of the fences, which is District responsibility. Vail will add this topic to the Residential Improvement Committee agenda for further discussion.
- Turnover Framework Discussion
  - Aaron reviewed the Tract Turnover Framework agreement that is being drafted in cooperation with Newland.
  - A question was asked about the furniture at the new NACs, whether the District will maintain items that are likely to weather poorly or be stolen. The District has suggested to Newland that more durable items be chosen going forward.
  - BrightView's warranty is transferable.
  - Funding from Newland allows us to add a new District Management (Public Alliance) staff member to spend 3 days a week working specifically on addressing issues during the growing season so tracts can be readied for conveyance to the District.
  - A monthly report would be generated starting May 1st and would culminate with a final punch list in September / October.
  - The City of Aurora's standards and existing framework established by this committee will likely be adopted, i.e. more than 1 sqft counts as a bald spot in native grass.
  - Tract turnover wouldn't occur during the winter and early spring months.
  - The committee voted to move forward with the agreement.
- Concrete Couch public art preliminary designs were shared and the proposed placement near Pathfinder Park was shown, at the top of the less steep area often used for sledding. The "Mountain Flowers" design was selected as the favorite of the committee, which will be reported back to Newland who is working with the art vendor.
- Community Comment; Discussion
  - David Adams raised a concern about people letting dogs run loose in an open common area, west of Sicily and near the NAC with the pizza oven. Aaron stated that it's against local regulations to have unleashed dogs and the new dog park is where loose dogs will be allowed. Sarah will bring it to Newland's attention to see if signage can be added. A suggestion was made to include this in an eBlast to keep dogs leashed.
  - Snow removal discussion began with a question about the mailbox trigger depth being different (1") than the rest (2"). Kate Innes asked whether the District provides any less snow removal than at any time in the past, Aaron stated that we added the lower trigger depth but have not lessened our snow removal services at any point in time.
- Meeting was adjourned at 7:34pm