

INSPIRATION LANDSCAPE & COMMON AREA COMMITTEE

Minutes

AUGUST 24, 2021 | 5:30 P.M.

<https://us06web.zoom.us/j/8637322103>

Meeting was called to order at 5:34pm.

Aaron Curtiss reviewed the July 20th minutes.

Sarah Warner provided a common area update:

- Second weed spray will happen the first week of Sept, native grass will be mowed during late Sept / early Oct.
- Weed sprays are planned to happen earlier next season.
- Erosion control and drainage issues throughout the District are being monitored.
- Pond work is complete on the upper ponds, but the lower pond will take longer to get cleared.
- Light post staining has been completed.
- Fence staining is still underway, and we're mapping out to plan linear feet for the next round(s) of staining.
- Playground inspections are being bid for quarterly and annual options.
- Irrigation audit is still ongoing, we are expecting some data soon.

2022 Budget Planning

Aaron Curtiss provided a budget planning overview to plan for acceptance of all potential filing turnovers, with the caveat that some filings may not make the cut for acceptance. We can adjust the budget request to remove costs for filings that don't make the cut for fall turnover. The budget costs can be taken out after the 10/31 budget review date, which is before it becomes finalized.

There is an opportunity to potentially use some of the bond refinancing proceeds to remedy some long-standing issues in the common areas next year. This is a bigger decision than what can be decided at a committee level but the committee can help enumerate and prioritize the remediation budget needed for existing common areas and landscaping. Tree replacement and re-seeding would be some of the biggest priorities. Cobble and mulch replacement could be performed on a wider scale. A full-time handyman could accomplish fence painting instead of a vendor and take care of a lot of other tasks around the District.

Irrigation management could pay for itself. It's unclear how much demand there is to replace the swingset to provide more regular swings.

Key fob system replacement will need research to find a compatible solution to expand fob access to the outdoor areas without electrical service and Internet access, such as the existing tennis courts, and the future dog park and vault restrooms.

Planning for onsite maintenance facility: Toll Brothers will not be vacating their construction office trailer until early 2023. It has electrical and plumbing on-site.

New member introduction

Kevin Buehner has been helping a great deal in an informal capacity and introduced himself. He was welcomed as a new member to the committee.

New management team member introduction

Sarah Warner introduced Justin Janca as the newest member of the Public Alliance team helping with the District's on-site work, primarily with Facilities and Landscaping.

Community Comment & Discussion

Kathy Van Goethem presented an option to add pickleball striping to the two tennis courts at Pathfinder Park, with nets that can be stored when not in use. This configuration would leave the tennis court striping and net as is, while allowing up to four pickleball courts to be in use when tennis is not being played. She showed a diagram of the layout and information from a vendor who could perform the striping service next spring at an approximate cost of \$2,500. Nets would cost approximately \$150 each. Discussion ensued about policies around use of pickleball courts to ensure the tennis courts remain accessible.

Greg Bowlin commented that if funds are obtained from the bond refunding, he believes the associated work should be completed in a finite time period such as a year. His primary concern is with weeds not being addressed in the existing maintenance budget, also with the timing of weed spray application occurring too late in the weed cycle, after they have gone to seed.

Kevin Buehner commented that there are some high priority reseeding areas to be considered and the highest priority for reseeding should be along Inspiration Lane so we're not continuing to irrigate mud areas that have not yet been successfully seeded.

Meeting was adjourned at 7:42pm.

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