

INSPIRATION LANDSCAPE & COMMON AREA COMMITTEE

Meeting Minutes

March 15, 2022 | 5:30 P.M.

- Meeting was called to order at 5:30p.m. The agenda was approved.
- The minutes from the February 15, 2022 meeting were approved by the committee.
- Attendees: Mark Berkstresser, Ralph Charlip, Kevin Buehner, Suzanne Papke, Holly Svetz, Charles Goretsky, Sarah Warner, Kate Innes, Jaymes Mack, AJ Beckman, Justin Janca, Michael Patrick, Russ Paper, Tom Norton, Kathy Van Goethem.

Sarah Warner, Superintendent of Facility and Landscaping, provided a common area update:

- BrightView has installed most of the irrigation update hardware. Hydrosystems and Public Alliance will complete the remaining installation items on March 18th.
- Mite sprays and winter tree watering were completed in February.
- Pre-emergent weed spray, deep root fertilization, and tree ring mulch top dressing on selected trees will be completed in the next couple of weeks.
- Adopt A Tree applications are being submitted by residents. BrightView will coordinate site visits. A webpage was created to provide program info with pictures and pricing.
- Gartrell safety railings will be installed when weather permits. An eblast will alert residents to sidewalk and tunnel closures during installation.
- Kate Innes reported that Brookfield Properties did not give permission to place a security camera at the pizza oven location. The camera can be installed at the Hops Garden instead.

Jaymes Mack, Maintenance Technician, provided an update:

- Performed 48.5 hours of supplemental snow removal – mailboxes areas and other trouble spots, ice checks, applying ice melt.
- Repaired two fences and a net at the tennis court (missing center straps and adjusted tension).
- Inspected bare spots in native grass, resident areas of concern.
- Collected soil samples from the pocket park in the Vistas and a tree lawn along Inspiration across from Hilltop, mailed to CSU for testing to get fertilizer recommendations.
- Verified fence line measurements out in the field for this year's restraining work and calculated virtual measurement for future work, obtained stain pricing.
- Stabilized damaged median at Rockinghorse & Rocky Top after vehicle collision.
- Remediated vehicle damage along Versailles after a street light was knocked down, removed debris and glass, replaced rocks into shrub bed.
- Tested electrical outlets and breakers at Inspiration Club, turned a GFCI breaker back on to restore power to the internet router after checking with Front Range Rec.
- Prepared security camera and data SIM card for future installation.
- Added dog waste stations & trash can locations to map, noted type of waste bags for ordering.
- Shopped for shelving, lights, irrigation tools and other supplies to be stored in container.
- Studied for upcoming backflow re-certification tests.
- Picked up trash as traffic would allow to be done safely. UTV will make this easier.

Community Comment & Discussion

- Russ Paper noticed voles in his yard. Sarah will ask one of our vendors for advice.

Newly installed artwork

- Tom Norton raised the topic of the community feedback regarding the newly installed Pixel Deer on Inspiration Lane. The reviews are mixed.

Firepit conversion options

- Kate Innes says the management team needs further direction on how to convert the fire pits at

Inspiration Club and Hops Garden.

- Table top options are the simplest option favored by the committee.

Pickleball conversion discussion

- The committee discussed concerns about noise volume level from pickleball play.
- Resident Kathy Van Goethem disagreed that noise from pickleball would be a concern.
- Discussed layout options for potentially adding striping for pickleball to one tennis court and using permanent vs. temporary nets.

Playground Structure

- Justin Janca presented the four designs submitted by two vendors for consideration. We expect a third vendor to provide two more designs. These will be compiled into one document.

Developer shade sail discussion

- The shade sail planned by the developer for installation at Pathfinder Park playground must be coordinated around the replacement of the play structure.

Vistas Pocket Park overseed/reseed information

- The semicircle open area at Rockinghorse Pkwy near Caleb has spotty native grass.
- Sarah Warner recommends aeration, fertilization, and overseeding to improve the existing establishment.
- Price would not exceed \$1,500 if BrightView performs the work, or Public Alliance can do it if the aerator attachment for the Gator arrives soon.
- Sue Papke commented it's well worth the money, it's a visible area.
- Kevin Buehner noted the budget is already allocated and this spot can be a nice gathering place.
- The committee voted to move this project forward as soon as possible.

Fence staining map for 2022

- Three map segments were shown totaling > 10,000 linear feet to start catching up on the backlog.
- Two areas are in the Vistas, the other is filing 8.
- The work would be mostly performed by the vendor Simcoe with some work by Public Alliance.

Chemical door – Inspiration Club storage room

- Metal door on the chemical storage closet was heavily corroded from pool chemicals at strong concentrations without the exhaust fan running.
- The lock mechanism is faulty and needs to be replaced for safety.
- The heavy duty louvered door needs to be replaced. Quotes range from \$6,100 to \$6,800.
- Tom Norton and Ralph Charlip stated that this should be considered as a reserve fund expense.

Janitorial services for the pool

- Cleaning services can be handled this year through a combination of Front Range Recreation's duties and Public Alliance's pool monitors.
- We will not retain the existing janitorial vendor that had been in place during the COVID years.

Update on new equipment

- The utility vehicle (John Deere Gator) will be delivered in roughly 5-6 weeks.
- The aerator attachment has a longer lead time.
- We are on budget overall and will store everything in the on-site container.

Pool upgrades status

- Front Range Recreation has been bringing the pool's chemical control system back into operation and making other preparation at our facility such as checking electrical service and ventilation.

- New pool grates will be installed and the bucket pool will be re-painted prior to opening.
- The pool startup process will begin earlier than normal this year.
- Kevin Buehner reported that the WiFi 2.4 network doesn't appear to be functioning and questioned whether it's supposed to be available to residents. He'll test again and send results to Public Alliance to troubleshoot.

Tree replacements status

- Tree replacements will be finalized based on microclimate and other factors into a final list for ordering.
- Deciduous trees will be placed in the tree lawns only.
- Evergreens will be in more locations because they fare better overall.
- Public Alliance will place stakes and flags for installations working closely with BrightView.

Community library box update

- The red one (similar to the existing one) is satisfactory, Sarah will order it.

Pet waste stations

- Mark displayed the proposed locations for 8 additional locations, making sure they're not duplicated by future developer dog stations.
- The committee agrees with the proposed locations.
- The dog stations should not be the type with a side hinge that can get bent and blow open.

Water conservation project

- Rick Forsman is writing a series of short articles for the eBlasts, the first of which went out today.
- We'll also provide a link in a future issue to Kevin's homeowner guide to irrigation, which is posted on the Irrigation page.

Meeting adjourned at 7:40p.m.

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