

**INSPIRATION COMMON AREA COMMITTEE
MINUTES**

August 16, 2022 | 5:30 P.M via Zoom

Attendees: Mark Berkstresser, Charles Goretsky, Teresa LeGare, Ralph Charlip, Maurice Smith, Tom Norton. Members of the Public: William Thomas, Sharon DuPuy, Joe Fields. Public Alliance: Justin Janca, Sarah Warner, Kate Innes.

- The meeting was called to order at 5:31 p.m.
- The agenda was reviewed and approved.
- A third call was made to appoint a secretary to the currently vacant role, no volunteers came forward. Public Alliance will continue to take meeting minutes in the interim.
- The minutes from the July 19th meeting were approved.

Community Comment & Discussion

- William Thomas asked about a park or NAC being constructed at the NE corner of E Rockinghorse Pkwy between S Riviera Way and S Tibet Ct., it doesn't appear to him that it will be attractive or fit in with the community aesthetic. Teresa LeGare added that there are some large boulders, crusher fines gravel, benches, and a pole for a future dog station at this location. Sarah Warner will ask for the drawings to find out what is planned for this area.
- William further asked about the trail termination point at Allenspark Place, gravel has been put in. He appreciates the effort to solve the issue but thinks it should be more bike-friendly. Mark Berkstresser suggested the gravel might settle in a bit more, it's too soon to tell, but grass would likely get damaged by maintenance vehicles. Small gravel might help bicycle tires to traverse it, Sarah will ask the developer about applying smaller gravel.
- Sharon DuPuy asked what the district is doing to conserve water given the water shortage and environmental issues at hand in the coming years. She suggested that if common areas were xeriscaped beautifully, it would help residents do better in their own yards. Mark described the initiative to reduce water use by monitoring leaks, tracking usage, and reducing water wastage. Sharon asked about preventing future green areas from being installed. Tom Norton pointed out that our water budget is a significant cost of \$328,000 annually. Mark noted that Rick Forsman and Sarah are investigating why the developer put more bluegrass in than was on the approved plans. The City of Aurora has a department that insists on bluegrass and another department that insists on xeric / water-wise alternative plantings. Sarah pointed out that plans are submitted years in advance of installation.
- Mark Berkstresser asked for the status of temporary irrigation at Del Norte circle. Sarah said it will be reviewed this fall to see if enough establishment has occurred for us to take it out or whether further seeding is needed.

Common Area Update - Sarah Warner, Public Alliance

- The second round of turf and native grass weed spray is complete. One additional weed spray round will take place in September, this was added to when we adopted a no-mow policy for the native grass.

- BrightView is doing some hand pulling and spot mowing of weeds that are now dead from weed spray. Sarah and our maintenance technician, Nick Moncada, have also been occasionally hand pulling and cutting down weeds.
- Irrigation repairs are ongoing, Nick has been doing frequent repairs lately.
- A city code violation was posted in our native grass open space. Sarah spoke with the inspector to verify that we're now in good standing after removing some weeds.
- Sarah reviewed the routine maintenance technician tasks that are performed every month.
- Replacement tennis nets have been ordered for installation in August. A replacement canopy shade for the tennis court cabana bench will be installed once it arrives in October.
- We have a new pool supervisor and pool monitors, the existing staff went back to college.
- Sarah is conducting site visits to meet with residents about their complaints and holding regular meetings with the developer.

New business

- Charles Goretsky volunteered to host the Hops Harvest on Sat, 9/3. Ralph Charlip volunteered as a backup. Kate Innes will involve the social committee to get more home brewer participation for the October fall festival event.
- Sarah presented an erosion control proposal from RTS Landscaping for the water quality detention ponds. The proposal says pond 6U but it's actually 6L, Mark Berkstresser clarified the areas with Sarah. The committee recommends that we proceed with the proposal. Maurice Smith asked if an aerial view can be included for Board review.
- Ralph Charlip updated that the off-site working session meeting logistics are in place. The resident survey results will be reviewed as part of the session. The survey will be open for three weeks and the link will be cross-posted to social media to get as many responses as possible.
- Mark Berkstresser shared an initial budget planning spreadsheet and reviewed the 2022 budget versus actual expenditures. There's a lag time until accounts payable can enter the summer data.
- A resident has requested that a bocce court be installed near Picnic Park, on the side near the Toll Brothers construction trailer. The space and materials needed to create this amenity were discussed, it is difficult to get them to roll true. The committee tabled the idea for the time being to review other suggestions for improvements at the Picnic Park NAC area.
- Whether to keep the sand volleyball court tarped over after pool season will be a Board decision, along with the long-term plans for this amenity.
- The team communication software Slack has begun charging for file storage. Kate Innes offered to host large files on the backend of the website to avoid fees. Other solutions could be used.

Review status of CAC efforts

- Mark reviewed possible projects and expenditures for 2023:
 - Ideas include adding sidewalk at Tansy Drive where there is 100 feet of native grass with no trail or converting more grass areas to xeric installations.
 - Furniture replacement needs to be factored in as a recurring item for our NACs.
 - Tom Norton suggested electric vehicle charging stations. Teresa LeGare disagreed with absorbing this type of cost, Maurice Smith suggested perhaps Xcel Energy or government funding would be a possibility in the future.

- Sarah brought up adding a shrub replacement plan, residents often ask about dead shrubs. Teresa suggested reducing the amount of shrubs once they're dead and capping irrigation.
- The Piney Creek Trail Connection project manual has been completed and we are now awaiting the project bid deadline.
- The trail and NAC name survey has been temporarily deferred in favor of the larger CAC survey. Kate will add space for write-in name suggestions when preparing the survey.
- Fence staining work continues in filing 8 but should be complete soon, with crews then moving on to filing 3.
- The new play structure will arrive in October. Installation will take at least a week and involves removing the old structure first. The playground will be temporarily closed.

The meeting was adjourned at 7:35 p.m.

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