

# INSPIRATION COMMON AREA COMMITTEE

## MINUTES

**October 25, 2022 | 5:30 P.M via Zoom**

**Attendees:** Mark Berkstresser, Maurice Smith, Teresa LeGare, Members of the public: Rick Forsman, Angela Seitz, Russ Paper, Tim Krabbenhoft, Steve Powers, Robert Ellixson. Public Alliance: Sarah Warner, Kate Innes, AJ Beckman, Justin Janca, Shad Ortiz.

No changes were made to the agenda. There was not a quorum of committee members present. No actions were taken during the meeting.

### **Sarah Warner provided a Common Area Update:**

- Winter watering of trees will start in November.
- Deep root fertilization will be performed.
- The tree replacement proposal from BrightView has been received and is being reviewed. The initial estimate calls for 90 trees.
- Pool and building have been winterized.
- The tarp will be removed from the sand volleyball court now that the pool cover is on.
- Developer trail connection construction near Inspiration Club is progressing.
- Tennis court resealing is planned for spring.
- Inspiration Club parking lot has been resealed and re-striped.
- Pathfinder Park parking lot will be resealed and re-striped once the construction activity has been completed by the developer.

### **New Business**

#### **New member applications**

- Two new committee applications were recently received.
- Angela Seitz introduced herself and expressed a willingness to help. She volunteered on a District project installing a little library recently.
- Robert Ellixson introduced himself as a resident for 11 years. He was previously on a common grounds committee at his former community.

#### **Status of the hammocks at the Hangout NAC.**

- Rick Forsman reviewed the history of this NAC having two different styles of hammocks that have both failed. The wind twists them around, they get torn, they're hard for many people to get in and out of and they are often used by teenagers at night. The four wooden posts interfere with the view at the location.
- Teresa LeGare commented that Adirondack-style chairs would be a suitable replacement in this area.
- Committee members that were present agreed that the hammock feature should be removed and the posts cut down beneath surface level and cobbled over, and that prices should be obtained for weatherproof seating.

- Sarah Warner noted that this NAC is still owned and maintained by the developer, we will work with them on changes.

#### 2023 Budget Planning

- Mark updated that the budget inputs to the Finance Committee have been submitted.
- Russ Paper reported that all requests except related to the sand volleyball court and a possible bocce court addition are still under consideration for approval.

#### CAC Survey Results

- The CAC survey results were presented to the Board at the October meeting.
- Maurice Smith commented that Tom Norton did a nice job presenting the results.
- Russ Paper noted that the trails and the pool were shown to be by far the most important amenities to residents.
- Maurice was glad to see data on water conservation efforts being important to residents.
- The Finance Committee would like to see the survey repeated on a periodic basis.

#### District Fence Rules

- Some of these items will go into the upcoming CC&Rs amendment, some were already in the residential improvement guidelines.

#### NAC and Trail Name Survey

- A resident survey about NAC and trail names has been drafted.
- The committee reviewed and made minor suggestions for clarifying the instructions.
- The survey will be sent out tomorrow and remain open for two weeks.

#### Committee Structure

- Teresa LeGare will work on drafting the roles and responsibilities.

#### Inspiration Lane Project Update

- Sarah Warner is still waiting for answers from the city on fees and permit requirements.

#### Public Art Condition

- Rick Forsman raised the point that the pixel deer art installation is getting some rust and faded areas on the metal.
- Sarah Warner has contacted the developer regarding the availability of warranty care or the expectations for maintenance of this public art by the District.

### **Management Project Updates**

#### Private Road Repair and Re-sealing Update

- Vendor A1 Chipseal will be scheduled soon for road repair and maintenance.
- There are two different types of re-seal treatment, one lasts longer but is more expensive.
- Russ Paper asked whether there could be an underlying cause that might get more expensive at the E Rockinghorse Parkway repair location.

#### Small Area Conversion to Xeric

- One of our vendors has damaged a turf area by driving on it. We'd like to remove the trees, cap the irrigation, and cobble over it.

#### Concrete Bench Pads for Future Benches

- There is an opportunity to get new bench pads added to developer trail construction areas at a lower cost than doing a separate project and lower costs for Adopt-a-Bench sponsors.
- Sarah Warner will get Board approval for this even though it's within management discretion budget limits, at roughly \$1,150 total for two bench pads.

#### The Hops Garden Furniture Replacement

- Three picnic tables have been received and assembled by the maintenance technician. They will be placed in the Hops Garden area next week.
- Public Alliance sought input from the committee on what to do with the existing furniture pieces that are no longer in good condition.

#### Adopt-a-Tree Program

- Pricing has dissuaded resident participation once residents get an irrigation and tree care quote based on irrigation distance. Most people ultimately choose not to participate.
- The program is work intensive for management with resident coordination and getting irrigation price estimates. Public Alliance will put this program on pause temporarily until new filings are turned over and demand returns.

#### Pocket Park Reseeding Project

- This project is on hold until the spring.

#### Fence staining update.

- Filing 8 – the scheduled portion is done. Filing 3 will be done this year. The pressure washer has not yet been received which will delay filing 5. The maintenance team can still work on fence staining when temperatures allow.

#### Play Structure Replacement

- Justin Janca provided an update for the upcoming play structure installation.
- The shade sail being contributed by the developer will be re-positioned to accommodate our new playground design.
- Installation starting on the week of Nov. 14th is planned to last from one to two weeks.
- The shade sail is intended to be kept up year-round but does have release hooks.

#### Pond Update

- Pond remediation work continues as well as erosion control.

#### Water Conservation Update – Rick Forsman

- We have been tracking usage and eagerly await the October water bill to be able to wrap up a year-over-year comparison and report. Significant savings in the inaugural year of irrigation system investment are likely.
- New filings will be absorbed from the developer and we will renew the contract with Hydrosystems KDI to retain John Keesen's irrigation management services.
- A drought surcharge by Aurora Water is possible but not yet announced.
- Irrigation has been turned off for the season.

#### Services Center Update

- Rick Forsman reported that we're still in the planning process for the new building, negotiating with civil engineers for the services we need to move the project along.

Meeting was adjourned at 7:44 p.m.

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