

INSPIRATION COMMON AREA COMMITTEE
MINUTES

May 16, 2023 | 5:30 P.M. Via Zoom

Attendees: Mark Berkstresser, Ralph Charlip, Robert Ellixson, Theresa LeGare, Maurice Smith, Holly Svetz.
Public Alliance: Justin Janca, Sarah Warner. Members of the public: None.

The meeting was called to order at 5:32 p.m.

The agenda was approved with the addition of an item to discuss an update regarding the BrightView lifetime tree warranty (update from Sarah Warner) and Stoplight CAC checklist (update from Ralph Charlip).

Minutes from the April 18th meeting were approved.

Community Comment & Discussion:

- No members of the public were in attendance.
- Mr. Berkstresser commended Public Alliance's pond maintenance efforts during the most recent storms.

Common Area Update provided by Sarah Warner (Public Alliance)

BrightView services

- Turf and landscape bed weed pre-emergent application has been completed.
- All irrigation backflow prevention devices have been charged and are ready for activation. Repairs are ongoing. Mr. Janca will activate the irrigation controller programming when the system is ready.
- BrightView sent a cancellation of their lifetime tree warranty, citing a force majeure clause in their contract being triggered by the city's drought declaration which would limit sufficient tree watering to ensure good tree health. The District is working through the warranty parameters, nothing is final until the Board can review and negotiate with BrightView. Director Svetz requested legal review.

Maintenance Technicians

- New Maintenance Technician in District. Public Alliance rotates maintenance technicians for coverage.

Rain events - Heavy rains created erosion, pond, and underdrain issues in some areas.

- Ponds - Staff monitored pond levels and cleaned outlet screens and outlets daily for proper flow during all rainy days. Due to last season's pond work and the diligent maintenance by staff, the ponds worked as intended and no issues arose.
- Underdrain – Filing 2 residents notified staff about potential underdrain backups due to sump pump activity and prior issues in the area. The developer was notified to repair and once the crew was onsite the sump pump activity drastically reduced. Follow up will be completed by staff and developer.
- Erosion areas and ponding – areas of erosion have been cleared, additional areas may need clearing and will be ongoing. Re-set of mulch or other landscaping will be added to maintenance list.

Security camera installation.

- New security cameras were installed at the Inspiration pool.
- New cameras for the Gartrell box culvert (tunnel) are in process.

- Security rebates from insurance can be used for security camera purchases. Management will finalize the rebate and provide details to the Board.

Furniture re-purpose at Pathfinder Park and Hops Garden

- The furniture removed from Pathfinder Park for developer construction that was repainted from an approved Board action has been re-purposed.
- One trash can and bench will be installed at the Hops Garden under the pavilion.
- The developer worked with Directors Smith and Forsman to redesign the turf areas surrounding the vault restroom and adjacent areas. This will provide areas to repurpose the repainted bench, table-chair set, and 2 trash cans.

Timers at Hops Garden and pizza oven

- Investigation continues regarding the timer function for the pizza oven. A new module was purchased and will be installed.
- Resident reported issues with the Hops Garden timer. Kevin Buehner adjusted the timer properly.

Wooden light pole and stop sign bases.

- Maintenance staff have been fabricating, staining, and installing new bases for damaged light poles. Damage has occurred over many seasons by string trimmers. The new replaceable bases take the future damage to prevent the poles themselves from needing replacement. Director Svetz opposed creating bases for stop signs based on prior Board direction that stop signs would be replaced with metal city posts. Ms. Warner stated that the poles were not a downed stop sign, but staff wanted to protect the bottom areas from damage. Director Smith stated that he would prefer the District maintain the posts to keep them from looking rough prior to replacement. Director Svetz would prefer they be left as is so that they can fail and then be replaced. Ms. Warner stated that the most recent direction provided was to direct the City to replace the pole if knocked down, but that maintenance staff was responsible for upkeep. The committee will seek clarification.
- Maintenance staff will provide the cost to replace a light pole if a pole is damaged or knocked down. The wooden poles are District responsibility. Public Alliance staff searched for vendors able to replace light poles if damaged. Once proposals are received, management will forward to the committee.

New Business

Director Svetz will be the CAC Board Liaison and Director Smith will move to liaison position on the Residential Improvement Committee.

Mr. Berkstresser presented a draft budget for 2024 that highlights cost and project status.

Status of active projects:

Mr. Berkstresser recommended sending the CAC planning cycle process to the Finance Committee for review.

Committee charter - Mr. Berkstresser addressed the Director liaison role in the new charter. The committee discussed voting rights for the Board liaison. Ms. LeGare agreed to alter the Charter to reflect the outcome of

the discussion. The committee is working on a Public Alliance task list. Mr. Berkstresser will send the task lists to Ms. Warner to share with staff and the Board for review.

Mr. Charlip stated the process map is ready to be shared with the Board.

Volleyball court- Mr. Berkstresser relayed that plans submitted to the City of Aurora show an updated location.

Review status of Public Alliance efforts:

Ms. Warner is working on a vendor proposal for the railing installation close to the skate amenities. Mr. Ellixson requested railings be installed on both sides. Director Svetz concurred.

Signage proposal - Mr. Janca requested approval of map sizes to solidify pricing regarding lectern support. The committee approved maps to be scaled up from 12" x 19.5" at a consistent ratio with large signs at Watering Hole and Bark Park, medium signs at 5 NACs, and 12 small signs at other locations.

Ms. Warner updated the Committee on bench installation status. Mr. Charlip requested a map showing proposed locations, which Ms. Warner will provide.

Active tasks

Mr. Charlip demonstrated the process for updating the Stoplight Chart. Mr. Berkstresser suggested reducing the Stoplight Chart to only include active tasks. Mr. Smith will request the creation of a shared collaborative workspace for document housing.

Review Other Special Projects

Water Conservation and Irrigation project – no update currently.

Community Building update - Director Svetz relayed the date of the upcoming neighborhood meeting for residents to address concerns with the City of Aurora. She noted that the area surrounding Inspiration Club is zoned for mixed use and will not have to comply with park restrictions.

The meeting was adjourned at 7:21 p.m.

Next meeting will be held on June 20th, 2023.