

INSPIRATION COMMON AREA COMMITTEE MINUTES

June 20, 2023 | 5:30 p.m. via Zoom

Attendees: Mark Berkstresser, Ralph Charlip, Robert Ellixson, Charles Goretsky. Public Alliance: Sarah Warner, Kate Innes. Members of the public: Lindsey Kneifl

The meeting was called to order at 5:31 p.m. The agenda was approved with the addition of an item to discuss an update regarding a resident request for volunteer clean-up day. Minutes from the May 16th meeting were approved.

Community Comment & Discussion

- Lindsey Kneifl stated she would like to revisit the pool rules regarding inflatables, as the prohibition of inflatables is now being enforced. Mr. Berkstresser and Mr. Charlip agreed that a change could be made to allow smaller inflatables with lifeguard discretion. CAC members agreed and Ms. Innes will work on language for the Board to change the rule.
- Kate Innes received a resident request for a community workday to be held, noting that our trash collection contract includes a free compacting truck for one-time events. Mr. Ellixson said he attended a similar event two years ago and had issues with hauling bags. Mr. Charlip questioned the need for the volunteer day given sufficient staff and vendor labor. Ms. Warner asked if the compacting truck can be repurposed for an event directly benefitting residents. Mr. Goretsky agreed that such an event would present logistical issues. The committee did not favor holding a volunteer workday this year.

Sarah Warner provided a Common Area Update:

- BrightView Landscaping services
 - Turf and landscape bed weed pre-emergent application is completed.
 - All irrigation backflows have been charged and activated. Repairs are ongoing.
- Backflow preventer inspections
 - All backflow preventers have been certified but one is scheduled for repair. Certifications were completed by maintenance staff, saving the District approximately \$2,700.
- Erosion, pond, and underdrain issues in some areas from heavy rains
 - Ponds - Staff monitored pond levels and cleaned outlet screens and outlets during all rainy days. Due to last season's pond work and the diligent maintenance staff, the ponds worked as designed without issue.
 - Erosion areas and ponding – areas of erosion have been cleared, additional areas may need clearing and will be ongoing.
- Security camera installation
 - New security cameras installed at the Inspiration pool.
 - New cameras for the Gartrell box culvert (tunnel) are having Wi-Fi issues.
 - New cameras for the Hops Garden are in process due to low Wi-Fi signal.

- Security rebates from insurance can be used for security cameras. PA will finalize the rebate and provide details to the board.
- Pathfinder Park and Hops Garden
 - Furniture removed from Pathfinder Park for developer construction has been re-purposed. A trash can and bench were installed under the Hops Garden shelter.
- Timers at Watering Hole and Bear's Lair NACs
 - Electrician vendor replaced the pizza oven (gas) timer and made sure the outlets were working at Watering Hole.
 - Due to unsecured wiring, maintenance staff has locked the lights timer at the Bear's Lair NAC until a repair can be made.
- Wooden light pole and stop sign bases.
 - Staff member Jim Dugan has been fabricating, staining, and installing new bases for damaged light poles.
 - If a wooden light pole is damaged or knocked down, we will work on a vendor bid for replacement for the committee to review. These are District maintenance responsibility.

New Business

Prospective new committee member was not in attendance.

Remove piping from Del Norte open space – Filing 8 temporary irrigation.

- Mr. Charlip stated that the temporary irrigation had been running this season. Ms. Warner confirmed that no native zones in the District should be running. CAC members recommended removal by maintenance staff. Ms. Warner will coordinate the removal.

Prairie dog control

- Mr. Berkstresser gave his general thoughts about prairie dog removal. Mr. Charlip asked for options. Ms. Warner conveyed that the developer's vendor reported that there is no active prairie dog activity at this time. Mr. Goretsky reinforced that pest control can have consequences for residents if not completed.
- Mr. Berkstresser suggested creating a budget line-item budget for 2024. Ms. Warner agreed, as the developer spent approximately \$35,000 on prior prairie dog removal.

Additional xeric conversion

- E. Bailey Circle – Two small sections of District tree lawn are currently turf. Conversion to xeric or cobble was recommended by the Board. Mr. Charlip and Mr. Berkstresser discussed options for a cobble design with no plant material or irrigation. Ms. Warner will obtain bids from BrightView for both areas.

East Tansy tree lawn remediation

- Mr. Berkstresser explained that the acceptance of this filing did not include this missing tree lawn. Ms. Warner stated it was never on a punch list during acceptance in 2017.
- Mr. Berkstresser, Mr. Charlip and Mr. Goretsky approved forwarding the proposal for Board consideration.

E. Bailey Circle gathering spot.

- Resident Kevin Buehner requested by email that a gathering spot be considered in the native area in Filing 8 at Bailey Circle to include a memorial bench and/or plaque. Mr. Berkstresser and Mr. Goretsky had concerns about drainage. Ms. Warner noted possible sightline implications. Mr. Berkstresser will follow up with Mr. Buehner for a more detailed vision of the project.

External finish on vault restrooms

- Mr. Goretsky gave an overview of the developer's new vault restroom construction at Pathfinder Park and the aesthetics of the cinderblock. Mr. Ellixson noted that the restroom skylights do not work well in low light. Ms. Warner explained that there is no electricity or water/utilities. Mr. Charlip suggested solar lighting and Mr. Ellixson asked about a sun tube skylight.

District fence rules

- Fence line weed and grass control by residents was approved by the Board.

2024 Budget

- Budget considerations were discussed by Mr. Berkstresser:
 - Monument on Inspiration Lane
 - Gartrell between Minnow and Rockinghorse native bare areas
 - Landscaping at Gartrell and Rockinghorse monument
- Mr. Berkstresser asked Ms. Warner to work on the turnover budget items. She will work with BrightView to get estimated costs associated with new tracts.

Review stoplight chart

- Mr. Charlip discussed communication of the stoplight chart process and owner responsibility of each task. CAC members discussed the use of Google Drive.
- No changes were made to the Public Alliance task list.

Special projects

- Community building update – Mr. Norton was not present for an update.
- Water conservation – Mr. Goretsky noted that there was no new information at this time.

Mr. Berkstresser would like to move the July 18th to July 25th. CAC members approved moving the meeting to July 25th.

Meeting was adjourned at 7:29 p.m.