

INSPIRATION COMMON AREA COMMITTEE MINUTES

July 25, 2023 | 5:30 p.m. via Zoom

Attendees: Mark Berkstresser, Ralph Charlip, Robert Ellixson, Charles Goretsky, TJ Le Gare, Tom Norton. Board Liaison: Holly Emrick Svetz. Public Alliance: Sarah Warner, Justin Janca. Members of the public: Mike Fleetwood, Jimmy Walker

The meeting was called to order at 5:31 p.m. The agenda was approved. Minutes from the June 20th meeting were approved.

Community Comment & Discussion

- Mike Fleetwood asked for clarification for status of his Adopt-A-Tree that had died. Review of Resolution 2019-11-07 determined that the District should replace dead Adopt-A-Trees. Because Mr. Fleetwood's tree is on developer-owned property, the Committee requested Sarah Warner to coordinate replacement of Mr. Fleetwood's tree with Janelle Kelley of Brookfield.
- TJ Le Gare asked about the status of concrete bench pads, some of which seemed to have paint indicating they should be removed. Ms. Warner explained that the developer's vendor had issues. The District has purchased two. The Committee requested Ms. Warner to inquire if the half-pad with paint on it could remain to be used as the base for a pet station if it is not large enough for a bench.

Ms. Warner provided a Common Area Update:

- BrightView Landscaping services
 - Weed spray is ongoing.
 - Brightview will remove dead trees at no cost as an accommodation for the lifetime tree warranty issue.
 - Brightview is using Revive on stressed areas of turf at no extra cost.
- Backflow preventer inspections
 - All backflow preventers have been certified except the one at the pool, scheduled for repair. Certifications were completed by maintenance staff, saving the District approximately \$2,700.
 - Backflow on E Caleb needs replacement due to age. Public Alliance will save the District money by sourcing parts at a discount and Brightview will perform installation.
- Timers
 - Current timers are failing. Public Alliance suggests purchasing a digital astronomical timer for the pool parking lot within its authorized purchase amount and the Committee agreed.
- Public Alliance Maintenance Technician Tasks
 - Wooden light poles were fabricated.
 - The crusher fine Watering Hole path has been reset.
 - Perennials were installed at Bear's Lair and Watering Hole.

- Troubleshooting waterfall at Watering Hole.
- Routinely pull weeds, pick up trash, string trim, and perform simple irrigation repairs.

New Business

Weed Spray

- Mark Berkstresser asked how weed spray was supposed to be applied by Brightview, noting that it does not appear to be performed by broadcast. The Committee noted that the Brightview contract requires either two or three weed sprays on native grass areas annually. Ms. Warner said she would clarify contract requirements vs. Brightview actions.

Prospective new committee members

- Mr. Berkstresser identified two prospective committee members: Jimmy Walker and Karl Kabaneck.
- Mr. Walker described his experience on committees and board with large amounts of common area and roads.
- Because Mr. Kabaneck could not attend, Mr. Berkstresser described his experience with botanic gardens and a trails committee for another community.
- Mr. Charlip made a motion to recommend to the Board that both prospective committee members be approved and Ms. Le Gare seconded the motion, which passed unanimously.

No Mow of Native Grass Policy

- The Committee engaged in a fulsome discussion of the District's native grass and reviewed the advice from governmental officials and various documents Ms. Warner and Mr. Janca presented. Mr. Norton made a motion to study fire mitigation and Mr. Charlip seconded the motion, which passed unanimously. Mr. Charlip and Mr. Walker volunteered to lead a risk assessment task force to address fire mitigation.

Douglas County School Site on Eastern Rockinghorse Parkway

- Ms. Warner informed the Committee that she, the developer, and the City are working on who should maintain what portions of the filing. The tree lawn was not accepted by the District and it along with landscaping beds on the inside of the sidewalk have been maintained by Brookfield. Ultimately, the landscape beds should be turned over to Douglas County and the District may be required to maintain the tree lawn.

Cheatgrass Control

- Ms. Berkstresser noted that a few places in Bailey Circle and Del Norte Circle that were teraseeded exhibit cheatgrass and asked if Brightview could put the proper chemical down in October to eliminate it. Ms. Warner said she would ask Brightview and Weed Wrangler.

Rocky Top and Rockinghorse Parkway

- The proposed plan to revise the median was shown to the Committee. The cost is high and the Committee discussed whether 4 trees and large boulders are necessary. The Committee asked Ms. Warner to discuss with Brightview better pricing.

Depression Behind 23610 E Swallow Circle

- Ms. Warner explained that she has discussed this area with the developer, but it is District owned and she will have vendors look at the grading, which is currently collecting water, over the next 2 weeks,

2024 Budget

- The Committee engaged in discussions of the Brightview contract, its scope, the company's performance, and possible competition for limited tasks
- The Committee recommended approval by the Board of the following projects:
 - Increase budget per tree to \$1000
 - \$1420 contract with Masterful Masonry for retaining wall repairs (reserve fund)
 - \$4481 contract with Brightview to convert turf to cobble in E Bailey Circle tree lawns (budgeted in 2023)
 - \$31,179 contract with Artcraft Sign Company for maps and pedestals for parks and trails (budgeted in 2024)
 - \$23,182.45 contract with Santee Metalworks for a stair railing for the long steps down to the skate features (budgeted in 2024)
 - \$18,500 total -- \$16,986.50 contract with DaVinci Sign Systems for the sign and \$1460 contract with Parker Electric, Inc. for electric work to renovate the Gartrell and Rockinghorse Parkway entrance sign (budgeted in 2024)
- In discussing the funding of the projects budgeted for 2024, the CAC will coordinate with the Finance Committee to determine if any 2023 surplus can be applied to fund some or all of them this year.

Review stoplight chart

- While all Committee members have access to the Stoplight Chart via the Google Drive, Ms. Warner asked that a committee member make changes to projects for which she is designated the owner to ensure there is agreement on the change.
- The E Bailey Circle gathering spot project was specifically discussed with a possibility of a bench with a low roof that would not interfere with views.

Special projects

- Water conservation – Mr. Goretsky noted that the District used little irrigation water. The City of Aurora is interested in working with larger projects. One suggestion is to take the Gartrell/Rockinghorse Parkway entrance area with the two pergolas and xeriscape it. The City would contribute the design costs. Ms. Warner agreed to coordinate with the City to schedule a discussion of the project.

Meeting was adjourned at 8:40 p.m.