

INSPIRATION COMMON AREA COMMITTEE MINUTES

September 19, 2023 | 5:30 p.m. via Zoom

Attendees: Mark Berkstresser, Ralph Charlip, Robert Ellixson, Charles Goretsky, Teresa LeGare, Jimmy Walker, Karl Kabanek. Board Liaison: Holly Emrick Svetz. Public Alliance: Sarah Warner, Justin Janca. Members of the public: Beth Deroian

The meeting was called to order at 5:31 p.m. The agenda was approved. Minutes from the August 15th meeting were approved.

Community Comment & Discussion

- No public comments

Ms. Warner provided a Common Area Update:

- Brightview doing 2x/month mows and 1x/week dog station servicing in November.
- Tennis court resealing by contractor canceled until spring due to contractor staffing issue.
- Turf to cobble will be done in October for 1 Bailey Circle and 1 Tansy location, the other Bailey Circle location still developer owned.
- Public Alliance power washed Filing 5 fences in preparation for staining.
- Del Norte Circle temporary irrigation will be removed after fence staining is completed.
- PA power washed NAC furniture.
- The Committee discussed the complicated turnover of Pathfinder Park improvements.

New Business

Prospective Committee Member

- Ms. Deroian discussed possibly joining the Committee.

Allenspark Erosion Control

- The Committee engaged in an extensive discussion of the cause of the erosion and possible solutions. Ms. Warner agreed to get a quote from Brightview for installation of large (2"-4") cobble with rebar to retain it in place.

Tract Turnover

- Public Alliance, Mr. Berkstresser, and the developer continue to have weekly meetings, but progress has been slow.

2024 Budget

- Mr. Berkstresser presented the updated CAC input to the 2024 budget, saying that rather than catching up with fence staining in one year, he recommends spreading the catch up over two years with a 5-year rotation after that. The Committee concurred.

Stoplight Chart

- Messrs. Kabanek and Norton and Ms. LeGare stated they have determined all of the tasks Brightview is to perform on its many contracts in preparation for a discussion about landscaping strategy.

Special Projects

- Mr. Goretsky presented slides describing the meeting with Aurora Water and the complicated meter loops and billing issues that are being investigated and cleared up.
 - The Committee agreed with the recommendation to reconcile a flyover view of our property with the size and type of planting and irrigation in Aurora Water's records.
 - The Committee also agreed with the recommendation to put all allocations on permanent, rather than two-year average after determining the process for doing so.

Community Building

- No report

Leadership

- Mr. Berkstresser announced that he would reach the end of his term in November and would be stepping down as chair.

Adjournment

- The meeting was adjourned at 7:07 p.m.