

INSPIRATION COMMON AREA COMMITTEE MINUTES

October 17, 2023 | 5:30 p.m. via Zoom

Attendees: Mark Berkstresser, Ralph Charlip, Robert Ellixson, Charles Goretsky, Jimmy Walker, Karl Kabanek, Tom Norton. Board Liaison: Holly Emrick Svez. Public Alliance: Geol Scheirman. Members of the public: None

The meeting was called to order at 5:30 p.m. The agenda was approved with the addition of Wildfire Mitigation and a Board Update. Minutes from the September 19th meeting were approved.

Community Comment & Discussion

- No public comments

Mr. Scheirman provided a Common Area Update:

- Backflows have been shut off and drained.
- Irrigation blowout will be next week.
- Water feature turned off and winterized.
- Railing installed on the long stairway below Pathfinder Park.
- Next couple of weeks will revegetate near new sidewalk paths.
- Final water usage reports are being obtained.

New Business

Gartrell tunnel chase drain

- Board approved a contract with RTS.

Little Free Libraries

- TJ and Bob Le Gare fixed a door and will keep watch on them. The Committee discussed the District's need to provide maintenance.

Tract Turnover Methodology

- Mr. Berkstresser described how he, Board members Doug Parris and Bob Le Gare, Public Alliance staff and Brookfield representatives have been meeting weekly and walking tracts without progress. At a recent meeting, the group discussed the possibility of Brookfield providing funding for the District to perform final punch list work to facilitate tract turnover.
- Mr. Walker discussed the possibility of the developer putting up a bond which would be released when the tract is satisfactory, and the Committee discussed the difficulty of introducing such a new process.
- Mr. Kabanek discussed the need to keep any developer money for tract turnover fenced off to ensure it is spent on tract turnover alone.

High Plains Environmental Consulting

- Messrs. Scheirman and Berkstresser discussed this consultant, which has helped other communities with large amounts of native grass by providing advice on its growth and maintenance. Their services include recommending seed mixes and soil sampling. The Committee's response was very positive.
- Ms. Svetz suggested they can provide advice on weed control as the Board is considering alternative vendors for this service.
- Money in the budget for a long-range landscape maintenance plan can be used.
- The Committee agreed that Messrs. Scheirman and Berkstresser should move forward on discussing the scope of services with High Plains Environmental Consulting and to be provided for Board consideration.

Wildfire Mitigation

- Mr. Scheirman reported that Board members Doug Parris and Bob Le Gare met with the Fire Commander and Fire Liaison and will do a walk with their native grass expert to identify risks and analysis of the community as a whole.
- Public Alliance is also gathering cost data for potential additional mowing.
- A homeowner education element is being discussed and developed.

Board Update

Ms. Svetz discussed the following:

- Draft tree warranty being proposed by Brightview.
- Potential for a different vendor for weed control.
- Potentially staffing a quality control person to oversee Brightview and other vendor landscaping work.
- The Douglas County school site turnover to the school district by the developer and its maintenance

Volleyball Court

- Mr. Goretsky and Ms. Le Gare reviewed potential locations for the sand volleyball court and recommend that a portion of the soccer field in Pathfinder Park be converted. The Bear's Lair is another possible location. He recognizes that this would require City approval.

Leadership

- Mr. Berkstresser asked members to think about the Committee leadership election in November.

Adjournment

- The meeting was adjourned at 6:54 p.m.