

## **COMMON AREA COMMITTEE MINUTES**

### **January 20, 2026**

Present: C. Goretsky, T. Norton, M. Berkstressor, K. Kabanek, T. LeGare, Dir Parris, J. Dugan and N. Walts

The meeting was called to Order at 5:30 pm by Vice Chair Goretsky. The Agenda and CAC Minutes of November 2025 were approved. No member of the public was present.

D. Parris IMD January BOD Mtg Update: 2026 Projects list was presented. One Bd comment by Dir Bourcier was to assign the spending category to each item. The Piney Creek Trail connection will be done in 2026 with some alignment to original drawings by COA. Board is working on F16 remediation work with City approval needed then formal bid. Gartrell turnout is the other large project progressing.

K. Kabanek requested review of vehicle tracks in Filing 17. N. Walts stated some tracks are shown on historical maps, other tracks are service vehicles. So far no one has reported unauthorized vehicle activity in there.

C. Goretsky discussed the 2025 Yr end Water Report. CAC discussed continuing to look for solutions to looped meters causing tier 2 costs by COA. Dir Parris suggested mtg with Dir Forsman who can then take it to the BOD. The Controller at Vistas was discussed. J. Dugan will see if that has been addressed following 2025 BOD approval to replace it near end of the season. J. Dugan noted Luis from BrightView has taken a job with HydroSystems.

N. Walts said Tree Plotter was coming up for renewal and could be 1 or 3 yr. She mentioned there are 2 systems out there but if users were happy with Tree Plotter we would continue. She has been adding layers of information to it to build the data to include landscape beds, more tree info and more.

CAC Discussed project tracking & budgeting in 2026. Dir Parris would like all projects tracked even if within PA approval amount of <\$5000. J. Dugan and T. LeGare will work to coordinate. CAC choose benches for 4 existing pads. Mulch tree rings to create distance for mowing around 600 trees in turf areas. Purchasing additional mulch not needed if we use interns to turn mulch and reallocate to beds that need topping off. Shade at the pool was discussed with J. Dugan presenting products of canopy over pergolas. He also recommended having contractors bid more permanent covering (like at Mtn View NAC.). He will explore and get quotes.

2026 CAC Project List was reviewed. CAC comments & ideas will be added to the tracking sheet. The biggest project to improve safety at Eads Drive and RH Pkway by removing the stone wall and grading, then xeriscape. N. Walts questioned needing an engineer and city approval. Dir Parris said it is not needed. IMD worked on other medians and walls. J. Dugan will write specs and begin process for competitive bids. Other large project is to work on the landscaping on the steep slopes at the Gartrell Tunnel. Gabions or other rock was suggested since the mulch washes away. Smaller projects were also discussed and may come forward in 2026.

Mtg Adjourned at 7:25 pm