

Common Area Committee Minutes of March 17, 2026

Present: C. Goretsky, M. Berkstresser, T. Norton, T. LeGare, Director Parris, J. Dugan, N. Waltz. Public: P. Syverson, N. Muldoon

Mtg was called to order at 5:30 pm by Vice Chair Goretsky. Agenda and Feb 2026 minutes were approved.

Public comment period:

Ms. Syverson asked about mulching around trees lacking edging or weed barriers. PA explained that chemical maintenance is included and experts advise against using barriers due to water flow. Mr. Muldoon asked about bench on Versailles. T. LeGare clarified that while shade was intended, safety requirements for mowers and snowplows affected the height thus the roof doesn't work as intended. T. Norton inquired about safety concerns of work on walls. PA stated an engineering study is underway to address OSHA requirements for tall retaining walls.

Director Parris gave an update from March IMD BOD Mtg.

The Strat Plan nears finalization, monitoring for summer watering restrictions, F16 drainage project will be extensive and need staging site, Gartrell turnout re-do is in process with CoA.

Status of current projects by J. Dugan:

bids for fence options with multiple material choices including metal and cedar plank alternatives to the current failing round post split rail fencing. More info is needed. CAC discussed the large concrete and cobble jobs and work prioritization, Two are reserves study items of pool deck repairs and a chase drain repair need to happen quickly for summer. Additional topics covered included boulder relocations, flower bed maintenance, and barbed wire removal in the soft trails of F21.

New discussion items included reallocation of 2 trash cans to PFP, and 2-3 new for other areas. T. LeGare will research the cost of Little Free Libraries made from composite materials. They are widely available about \$500. We have 3 of 5 that are wood and aging. Jim will review the posts and mounting systems. Cost is within Director Parris's authority. Signs at NACS were discussed as a result of recent residents' requests. A subcommittee will pursue. Signage needs for trails is a larger scope, requiring both directional signage and community branding consistency. T. LeGare attended Insp Club committee meeting and the ICC supported framing a large district map for the small conference room. ICC also wants 2-3 of the abandoned flower pots from the pool relocated near the building. Karis Clark was assigned lead for those two items (map and flower pot locations).

Ongoing: N. Walts updated on the Tree rings project nearing completion. The BV tree warranty covered 120 trees in 2024, 76 in 2025, and "probably" 50 in 2026. With a drought we might wait and plant later in fall. It was noted the Adopt-A-Tree was scrapped in 2023. She also presented Maps for mulch bed abandonment and clean-up. J. Dugan will incorporate a link to StopLight Chart on the tracking sheet he has created.

The Gartrell to Inspiration Lane Median project has been halted due to extensive and costly CoA requirements. This frees budget for median work at Eads Drive crossing Rockinghorse Parkway. M. Berkstresser presented his findings on water savings and deep data analysis. It shows a \$100k savings in 2025 with \$40k of that from reallocation efforts coordinated with CoA Water on overcharges and looped meters. This info will be presented to the BOD and e-blast publicly.

Adjourned 7:30 pm