

Common Area Committee Mtg Minutes of May 19, 2026

Mtg Called to Order at 5:30 pm by Mr. Goretsky Present were C. Goretsky, M. Berkstresser, T. Norton, T. LeGare, H. Svetz, J. Dugan, N. Walts.

The Agenda was amended and approved. The 4.21.26 CAC Minutes were approved.

There was no one from the public present.

1. Ms. LeGare gave a brief update from IMD BOD Mtg of May 12, 2026 in Dir. Parris's absence.
2. No Water Usage Update was noted.
3. Native Area discussion. Resilient Roots report was discussed. Mr. Berkstresser voiced concern over BV spraying rabbit brush and doing broadcast spraying near the dog park where there are no visible weeds. BV did not spray the Piney Creek Trail connector where the thistles are already appearing. Ms. Walts will follow up with BV.
4. NAC/Trail Signs vendors are being sought from Highline Canal Authority. Ms. LeGare to follow up. Discussion followed on naming conventions and whether the 3 small pocket parks which do not have formal names will be formally named and should be called pocket parks (they are not NACS designated by the COA) at Vistas, Rocky Top and corner of Riviera and Rockinghorse Parkway.
5. Mr. Dugan gave an Updated project tracking sheet overview of work in progress and items to be bid. Summer hires will start next week. The comprehensive tracking sheet PA sent out is available. Ms. Walts gave an update on BV tree trimming, and replacement trees to be planted next week. Ms. LeGare noted 12 trees with stakes on Sunset Trail and at least 8 dead trees there. Mr. Dugan said summer hires will start removing tree stakes next week, and measuring and documenting barbed wire to be removed.
6. Discussion on Hilltop monument and tract turnover money for plants. CAC will meet there on June 1st at 10 am to review. Ms. LeGare will confirm amount for plants vs trees. She noted at least \$7280 was in tract turnover.
7. Ms. LeGare reported on meeting with AMI and RIGC Chair Shubert for sending violation notices and assessing fines and clean up costs for dumping in the common area. Covenant attorney recommends using the current covenant process to report these and notify residents of violations. The major issue is whether the debris can be removed by the homeowner/resident or if PA has to hire clean-up and remediation work that will then be billed to the homeowner.

Adjournment was 7:15 pm