

Common Area Committee Meeting Minutes
June 16, 2026 | Zoom Meeting

The meeting was called to order at 5:35 p.m. Present: Charles Goretsky, Holly Svetz, Jim Dugan, Tom Norton Nat Walts, Doug Parris, and Pamela Syverson.

The agenda and May 19, 2026 minutes were approved.

Public Comment: Pamela Syverson asked about spring wildflower seeding. Members reported limited germination due to dry conditions, with some growth observed in select areas.

Board Update: Doug Parris reported that additional city requirements for the Gartrell project could add approximately \$500,000 in concrete work. The F-22 drainage project is on hold because city requirements would exceed the budget by roughly \$300,000.

Rail Fencing: Jim proposed repairing damaged round-rail fencing using stained replacement rails connected with sleeves. Full replacement of the property's 9,000 linear feet of fencing would cost about \$125,000, making repairs the preferred option.

Art Installation: The Board approved an art installation at the Inspiration Club entrance featuring a running girl transforming into birds of prey

Project Tracking: Doug emphasized the value of Dominique's master spreadsheet for tracking reserve study items and projects. Charles suggested making it a standing agenda item.

Landscaping RFP: The landscaping services RFP is underway. Pre-bid questions are being collected, an addendum will be issued on June 20, and bids are expected in July.

Signage Project: Charles, Tom, and Teresa will review specifications and prepare a signage bid package for Board approval. Discussion focused on coordinating trail maps and neighborhood signage.

Operations Update: Jim reported ongoing cobble/concrete work, prairie dog mitigation, and installation of pool pergola screening. Additional projects include bids for barbed wire removal, pavers, asphalt sealing at Rocky Top and Vista Parks, Russian olive tree removal, window shades at the club entrance, and upgrading to Starlink internet service by early July.

Gartrell Tunnel Erosion Control: Nat presented a geotextile mat option rated for 75 years. Other options discussed included concrete and gabion baskets. Nat will research all alternatives and report back.

10. **Inspiration Monument:** Nat presented a concept for improving the Gartrell entrance monument using masonry walls, boulders, existing stackable stone, and a raised planting bed in the center section.