

CAC Minutes of July 21, 2026

Mtg was called to order at 5:30 pm by Vice Chair Goretsky. Present: Holly Svetz, Mark Berkstresser, Teresa LeGare, Tom Norton, Jim Dugan, Nat Walts. No members of the public joined.

- 1.** Approval of Agenda with 2 items added & CAC Minutes of 6.16.26.
- 2.** There was no Public comment.
- 3.** Summary from IMD BOD Mtg of July 14, 2026 given.
- 4.** Water Usage: Level 1 Drought Restrictions continue. Water usage was below RWU for June. The trees/shrubs are all impacted. Summer crew is watering by hand. Meeting scheduled for 7/22 to shift irrigation volumes from 80% RWU on turf areas to 60% and reallocate to trees and shrubs (PA, irrigation consultants, CAC)
- 5.** Review Resilient Roots June report- It was agreed the input by K. Oles is impactful and the common area looks better than previous years. BV weeding on schedule with Oles' recommended timelines has been impactful.
- 6.** Inspiration Monument SOW and Design: Preliminary design done. Next steps are for PA to finalize changes with details and an SOW, and to get bids for a three-phase process: stonework, dirt fill, irrigation changes in the fall and winter, with plants to be added next spring. Desired start date Sept 1 to use 2026 budget.
- 7.** NAC/Trail Signs - PA to issue a RFI for finding a vendor to work with a committee. Developer signs discussion. Many are failing. CAC is not favorable to keeping any. This is BOD decision.
- 8.** Gartrell Tunnel - PA to research and present to CAC a comparison of costs for the 3 ideas: gabions, terraced slopes using metal edging to hold each level in place with graduating larger cobble from top to bottom, concrete designs (Nat to do the first two and Jim to discuss concrete with vendors for input).
- 9.** RH median wall removal & xeric – PA to prepare detailed SOW outlining each phase (excavation, irrigation simplification, regrading, masonry work of smaller wall rebuild at the 100-110' mark with existing stones, with cost estimates so this can be partially done in 2026).
- 10.** More areas along Gartrell and Inspiration identified for xeric. PA to draw map and identify where irrigation needs modified so work can be done before irrigation shut off in Oct.
- 11.** Jim reviewed tracking sheet. Teresa will also update StopLight chart.
- 12.** Mtg scheduled with AMI, Jim, Teresa on resident cleanup/fines/assess costs in the common area

13.Developers signage removal - \$5K escrowed to remove unnecessary/outdated signage. 30+ identified. *Recommendation to be developed (owner, timeframe?)*

14.Piney Creek Trail work to begin late fall.

15.Resident wants raccoons relocated. This is not recommended.

Meeting adjourned 7:15 PM