Common Area Committee Minutes of August 18, 2026

Present: C. Goretsky, H. Svetz, M. Berkstresser, T. Norton, T. LeGare, J. Dugan, N. Walts,
Public: K. Kabanek and Pamela Syverson.
Mtg was called to Order at 5:33 pm – Vice Chair C. Goretsky

1. A corrected agenda & 7.21.26 CAC Minutes were approved.

2. Public comment from Ms. Syverson that trees on RHP look dead. PA explained the BOD position to wait to remove only completely dead trees, and that they are being hand-watered to supplement the twice-weekly, city-directed schedule. A small shift of our turf watering allowances to trees and shrubs was also mentioned.

3. Update from Aug 11, 2026 IMD BOD mtg included 1. RFP for consultant for Wayfinding Signs approved; 2. Holiday Lighting approved; 3. Tree removal approved; 4. Website Ad hoc Committee charter approved; 5. RIC updates for front decks, color palettes, & driveway expansion area for side load garages approved. Dir Parris gave an update on F22 and F16 Board projects moving forward.

4. StopLight Chart reviewed. Will continue to be updated with action & monitored items.

5. Inspiration Monument SOW and Design -discussion on downsizing the project into separate parts and bidding to separate the irrigation, the demo, the masonry, and 2027 planting.

6. Gartrell Tunnel slope was discussed. Many solutions have been discussed. This is complicated due to the slope, erosion control, stabilization, whether the city has to be involved, and how the area can be updated. PA staff will discuss with District Manager if city involvement is necessary.

7. Dir Parris asked for action item of more plants in median on Inspiration (at Gartrell Rd). Tire tracks were removed (fall 2025); no dead plants have been replaced. CAC is concerned about line of sight. Action item: look for very low shrubs for the median.

8. RH & Eads Drive median discussion. The SOW is prepared, and PA will issue it next week.

9. Additional discussion item by Dir Parris: At BOD workshop, PA assigned task of removing/replacing all turf grass on RH median. CAC discussed opposition to putting rock on those slopes; can they be overseeded with native without removing turf, or replaced with water-wise grasses; question of whether it will use CAC funds.

10. Gartrell and Inspiration tree lawn areas (and other locations) for xeric conversion discussed. A committee of Ms. Setz, Mr. Berkstresser, Mr. Dugan, and a BV irrigation tech will meet and generate options. Action item: Report status progress at next month's CAC meeting.

11. PA Updates included bench pads finished by summer hires and benches to arrive in September, barbed wire removal scheduled, dog pads to begin, 2 remaining summer hires. District trees have been treated. New trash cans are needed in several areas and within PA approval authority. One homeowner with a prior Adopt-a-Tree has another dead tree in the same location, and the group agreed that refunding their money is the best option since three trees have not survived.

12. The map for the conference room was discussed. PA will scope and purchase it.
Adjournment at 7:15 pm