

Sept9 '22 draft

KenB

## **Common Areas Report**

### **The 3 committee goals:**

- 1) Start a new committee to focus on near term to help ensure protection and maintenance for our common areas. Work in a facilitative way with LTP, Ops and Finance to make things happen.
- 2) Get the committee authorized, staffed and underway
- 3) Draft a plan for key common areas and amenities and pursue, funding and support toward implementation.

With this new committee being authorized by the Board on Aug20, below are the agenda, committee assignments and lead roles from that 1st meeting.

### **Tennis Courts requirements 2022 & 23 - Curt, Ken**

- Curt will update concrete edge quote
- Ken will outline update for community at town hall picnic

We now have quotes from known contractors as credible estimates for East Court for evaluating the 4 different designs...for the different sizes, materials, schedules and costs. Additional competitive quotes are underway. Following the Town Hall Picnic, the Committee queried directors for final feedback and Finance committee will assess reserves and funding. Common committee may request an email vote in order to keep pace in hopes of approval and completion of 1st phase construction this season and final completion early summer '23. The West Court remains playable and untouched til then.

### **Pool requirements 2022 & 2023- Kirk, Ken**

- let's prepare a prioritized list for recommendation, funding, approvals, plan Kirk has researched solar water heating for possible reduction of annual propane use (\$6.2k) and to possibly downsize the capital and BTU required for new heater. Initial numbers show solar as an economical component and good payback. We should consider for near term capital investment for '23.

### **Pool Commercial Heater case analysis - David, Pat**

- let's prepare a 10 or 15 year case comparison vs residential heater

David is working with Pat for the analysis to order the optimal heater 4Q22 for arrival and install prior to pool season '23.

### **Pool & Tennis budget & capital requirements 2022 & 2023- David**

- what gets funded? when and how

David will gather and bring to Finance Committee to assess available funding and outlook. Christenson shoreline cleanup - Ken (w/Bob)

- update.

Dead trees have been removed from the BEMA shoreline area and further mitigation uphill

well beyond shoreline. Smaller dead trees at waters edge removed. The two submerged trees will remain as habitat except to trim one that is partially exposed.

**Ready for closure on this one.** Property shoreline further west on Mirror has 3 large trees that have fallen inward to the tall cliff face. One is fully dead. Two are snapped but surviving. Will assess methods for removing the large dead one.

#### **County proposed tower For Meadow dam - Paul**

- this on has gone idle and maybe we should leave it that way for now?

**Pat has drafted a letter to the Larimer County engineer to express our general support but with concerns regarding the planned location and impact to common area for our members. We must decide who best to sign and send (if).**

#### **Higgins disc golf request - Ken, Kirk**

- No \$ requested. A matter of impacts to meadows environment.

- Ken is suggesting a trial with unobtrusive targets and tbd annual meeting next May. Official regulation target baskets are obtrusive.

**Committee has some concerns but a non-committal conditional trial using minimal impact goals/targets may be appropriate. Ken will motion for start of trial.**

#### **Dead trees along roads, lakes and common area - Christa, Ken**

- let's rough size the challenge...roughly how many

- options and cost to remove

- historical for whether and how we have handled

**There may be opportunity to use a skilled member on a per hour or per tree \$ with Ops oversight for safety and traffic control as needed. Are there funds available to get started? We can cut til the \$ dries up. And again next year.**

#### **Upper Meadows fencing - Bobby, Ken**

- Bobby & Ken have proposed using small trees and large limbs for building Buck fence. Low cost build with our volunteers.

- let's do a prototype build before winter

**Bobby, Pat and Ken did location assessment of sections most needing fencing and/or barriers. No-hole buck fence (made of limbs & small trees), slash and large rock are being considered as economical barriers.**

#### **Ball field, Volleyball, Horseshoe, Picnic playground - Devona**

- let's prepare maintenance requirements and recommendations for 2022 & 23.

Devona provided and update for each with concern about the ball field situation. Picnic shelter was recently painted.

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#### **Common Area buildings maintenance requirements 2022 & 2023 - Paul**

- let's prepare a prioritized list next committee meeting

#### **BEM entry plan for gate, signage, cams, landscape layout - tbd next meeting**

- let's break this out for assignments and move toward a plan next committee meet

#### **Weed control & mowing requirements - tbd next meeting**

- let's discuss the past, present and future for how this gets done.

Mowing by paid volunteer(s) is working well.

Suggestion to put photo and info future member communications to identify and target our favorite weeds (mullen & thistle) and how best to pull and dispose. Possible weed volunteer calendar.