

Aug17 Common Areas Group Report

- 1) Toward formalizing Common Areas Committee status, I'll present our draft charter and motion for "committee" designation.
- 2) For the Dan Higgins Disc Golf request, I walked the proposed course with Dan on Saturday. It appears minor impact, low risk and low spend. The regulation target baskets are somewhat expensive and some members may not like the look. I explained that BEMA funding is unlikely. I will recommend and motion on Sat that we approve a trial go ahead until May'23 with stipulation that just 1 regulation target basket for community learning and the other 8 targets be skinny flag poles for minimal nature-viewing impact and easy placement and relocation.
- 3) For the Allen Andrews shoreline rock wall/ bank request, I have spoken more with Allen and had another look at the existing wooden retaining wall. At Pat's request, Allen has provided us the recent survey showing that the existing wall at west end is well onto BEMA property and east end touching BEMA. In looking at the property file in the office, the most likely origin for the wooden wall was 2008 timeframe by the then owner. If left in place, it will decay and give way causing instability, eyesore and a more problematic access and remedy. Recommend that we tear off the top half of the stacked ties wall and push the exposed dirt edge to form a pitched dirt bank. With that being done, Allen can proceed with his exterior improvements nearby and the matter of rock for the bank can be considered as possible 2nd phase for some time in the future. For any rock that BEMA may agree (tbd) to provide, now or future, Allen has an easy access area for dropping/ staging so that rock work could be done gradually by him and volunteers. This scenario seems quite reasonable for all.
- 4) For Tennis Court(S) maintenance project, because it is now pretty obvious that we'll be redoing east court and possibly before snowfall, I'd like to recommend and motion on Sat that any further analysis and work for west court be moved to next summer and we focus purely on east court final planning and re-pave completion and that Common Areas draft the next survey, if needed, prior to the May Annual.
- 5) For the pool shading (survey interest), I've looked at some options and the obvious shading methods are expensive and problematic and likely short lived maintenance headaches. How about BEMA invest in some small mobile weighted umbrella tables and members can bring their own umbrellas...as they would when going to the beach. Minimal impact to pool deck space, safety and maintenance. I may pose this to the swimming ladies and they can help critique. More later on availability and cost for the small umbrella tables.
- 6) For the Bob Christenson request to clear dead and downed trees along his Mirror BEMA shoreline, Bob and I have cut and cleared most of it and expecting that the concern will be resolved and closed without further Ops or Board involvement.

The inaugural meeting for this new group/ committee was Jul27.

Attendees: Devona, Kirk, Curt, Christa, PaulM, Ken

Committee Areas Committee Purpose: (proposed)

Under the authority and guidance of the BEMA Board of Directors, serve our members as focal point and contact to handle requests, requirements and planning for protection and wellbeing of our common areas and provide BEMA Board with recommendations for addressing issues, ideas and matters affecting common areas.

In performance of committee work and responsibilities, consider and respect the
History of the Big Elk community
Compatibility with setting and surroundings
Impact to those nearby and community wide
Wildlife impacts
Environmental impacts
Waste
Contamination
Hazards
Erosion
Light
Sound
Air
Water
Wildlife habitat
Vegetation nutrient and health
Property value impact
Existing amenities impact
Initial cost impact
Ongoing maintenance impact
Water consumption impact
Sunlight and shade impact
Dust impact
Safety and security impact
Governing docs impact
Practicality and usefulness for the community

Project list / work items

Tennis Courts and what to do with East Court
Dead trees on Entry Road, Along Lakes
More Shade at Pool
Fence gate in horse pasture (move to Ops - maintenance)
Storage area in Horse Pasture (review rules, fees current condition)
Road to Horse Pasture (move to Ops - maintenance)
Any changes to Slash Area. (Change to Planning for Area Entry Gate/Compacter/Slash Area)
Any other amenities including location
Ball Field use
Fishing Piers and Lake Improvement
Sign for Shooting Range
Sign at Entry Road
When to put up Entry Gate
ATV Usage in Horse Pasture
Common Lake Pier(s)

Larimer County request for rain gage tower Meadow Dam (kb)
Add Weeding, weed control