

Oct 11, 2022

KenB

Common Areas Report

Members: Bobby Clevenger, Curt Loomis, Devona Sayler, Kirk Mason, Paul McDaniels, Pat Sorenson, Christa Isenhardt

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, current committee activity is reported below.

Tennis Courts requirements 2022 & 23 - Curt, Ken, Pat

- Awaiting **2nd and 3rd concrete quotes**. In process. **Expected before Oct Board**.
- Curt got confirmation that our already-paid-for new backstop fencing can be delivered and installed prior to concrete work if storage for it is a problem.

Pool requirements 2022 & 2023- Kirk, Ken, Pat

- **Ops quotes for both residential and commercial heaters expected prior to the Oct Board along with draft proposal(s) for appropriate solution** given the likelihood of solar heating augmentation in the future. Common Committee has a general interest in the solution, cost and timeline.
- **discuss inexpensive near term shade solutions**. Ken will propose we purchase umbrella stands and members can bring their own beach umbrellas. Possibly 7 stands at \$80 each.

Pool & Tennis capital budget '22 and '23

- get **outlook from finance committee**.

Christenson shoreline cleanup - Ken (w/Bob)

- **Done. Ken will send email**

County proposed tower For Meadow dam - PaulM

- Pat prepared a draft letter to County engineer as one option for engaging.

- PaulM has called and spoken with the County contractor that builds and installs the tower monitoring systems. Paul brief the committee and some options beyond what was presented by County at our July Board meeting.

Higgins disc golf request - Ken, Kirk

- With Board having authorized a conditional trial, we look for setup and activity as basis for possible ongoing approval. Dan Higgins is the requester/ member contact/ coordinator.

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

- with the help of Nelson, Glenn, Colin, Christa, BobC and Ken, we've cut and cleared approximately 20 trees along the entrance. This was a 1st outing to get started and to help assess the challenge and to better estimate an appropriate cost and compensation for the skills, equipment and costs for those leading and doing the bulk.

Upper Meadows fencing - Bobby, Ken, Pat

- With the help of Bobby, Nelson and Pat we have located boundaries and "current/ correct" perimeter lines for both the fenced and un-fenced portions of the upper meadows.
- the plan is looking like a mix of existing stake wire along with wooden buck fence and slash mounds as the 3 types of barriers to be used to build a perimeter. Some of the steeper dense areas at south end may be excluded from the effort.
- with the most recent Firewise, we've begun to cut and gather the components (small logs & branches) for building buck fence.
- there is also need to relocate some existing wire fence to correct location.
- there is likely a need to so e additional gates for member access to the forest from upper meadows. (South end?)
- for portions where stake and wire fence is to be built or moved, we may want to consider barless wire as alternative to the historic barbed wire. Needs more discussion with key stakeholders. A question at this point

Ball field, Volleyball, Horseshoe, Picnic playground - Devona

- any requirements for '23?

Common Area buildings maintenance requirements 2022 & 2023 - PaulM

- is there a spreadsheet inventory for all of our structures? It would be helpful in understanding, estimating and planning the maintenance requirements for '23.

BEM entry plan for gate, signage, cams, landscape layout - assignments tbd

- Committee is interested in the camera plan. Ryan had done some initial research tbd

Weed control & mowing requirements - assignments tbd

- for springtime '23, prepare member communication to identify and target our favorite weeds (mullen & thistle) and how best to pull and dispose. And a possible weed volunteer calendar.