

Common Area Minutes for Mar 9, 2023

Attendees: Devona, PaulM, Bobby, David, Ken (chair)
(Christa, Kirk & Curt unable to attend)

1) **Christa** is now co-chair.

2) **Kirk** will be leaving the committee. Available to help if needed.

2) Capital Planning

For the requests listed below from our Feb meeting, David had been assigned to represent the committee in bringing forward for consideration as part of the Capital Planning process. David referenced the budget spreadsheet showing \$2.5k for Common. Pending David's participation in Capital Planning exercise. **We need response for each listed.**

Also, we have determined that BEMA is responsible for materials expense in maintaining the stable/ loafing shed. Should be added to the Capital spreadsheet list. More on that below.

a) \$1k for pool umbrella stands....simple, movable weighted stands...and members would bring their own beach umbrellas to the pool.

Update: Ken sent photo and info on high quality, low maintenance, portable umbrella stands with small table included.

b) \$2.5 for fencing & gate materials and hardware for upper meadows.

c) \$2k for ongoing dead tree removal

d) \$3k for office parking improvements front & rear

e) \$5k set aside/ reserve for permanent pool shade structure project

f) \$4.6k ballfield backstop

g) \$2.3k horseshoe shelter

h) New item: \$3k improvements to gate and entry area, including a turnaround

3) **Conservation Easement** - with our charter being focused on the protection and maintenance of Common Area, the CE is certainly of interest. **We have been represented in all related analysis and activity** by many on our committee.

4) **Tennis Court** - update from Ken

- East court. **Rotomilling cleaning of existing pad planned for next week. Concrete in early April.**
- West court. We are **letting this sit for now.** Will begin analysis and requirements planning this summer.

5) **Upper Meadows Fencing** - set assignments for

Bobby & Ken have been **researching what area(s) require fencing for horses and for overall perimeter and consider options for extent, locations, materials** and begin early planning for recommendations, reviews and eventual approvals for implementation.

We have not found any historical documentation that would inform us on the layout and organization of the upper meadows. We may need to convene with Horse Committee to draft something for reviews and approvals.

Christa and Ken will engage with Sam and BobbieH regarding historical docs and to draft something as necessary.

6) **Upper Meadows storage**

Devona has begun inventory. Committee will prepare a **member communication for Spring Cleanup** timeframe.

We continued with topic of **possible changes to our rules, regs and policies and also the possiblilty of changing location, size, eligility, fees, enforcement, risk, safety, security, etc.**

David will study the situation and draft a proposal for committee.

7) **Helipad** - **Christa will research whether BEMA or Fire has responsibility** for maintenance and capital planning spreadsheet list if accordingly.

8) **Loafing Shed** - our search of docs shows only mention in the Horse Agreement Form. It says, “ **BEMA agrees to provide fencing materials necessary to delineate the West Pastures, East Pasture and Winter Pasture; pay for materials to maintain the stable area.**” **Curt will ensure the capital spreadsheet includes.**

9) **Meadow Dam Tower** - as planned, **PaulM will re-engage with Larimer County’s contractor (owner) to gather the alternate plan proposal (the non-tower design)** for committee and Board review in April.

10) **Gate Entrance Area**

Discussion and consensus of committee that within our mission that we **begin a planning exercise for the entrance area. The return of gate is certainly a topic but there is much more for committee & community to consider...**such as turnaround, landscaping, Ops structure(s), signage and lighting, etc.

Ken, Christa will get us started and the full committee will be assigned and involved. Should be fun

Request to schedule **next meeting(s) for Thurs 11:30am.**

Ken