

## CALAC Minutes; 2022-04-11

Present: Merele Chapman, Bud Charlick, Carole Schiara, Barbara Skaret, Beverly Crowe (representing HOA Board), Loni Peterson (GM, Solera OVG), Sue Karalan (observer).

From Park West (PW): Hector Mendez, Danny Smith (water management), Danny Wiest (I.E. Management), Dylan Pack (Irrigation technology), Adel Hamed (design)

The meeting began with a visit to the East Side greenbelt to see the controllers and valves. Park West explained in detail how the system works.

### Irrigation/Water Usage

-currently watering 3 times weekly starting at midnight for approximately 12 to 15 minutes per valve station. PW feels this is the appropriate amount. It results in .15 to .25 inches per application. Turf maintenance requires 85 gallons of water per square foot per year.

-PMI (preventative maintenance inspection) done by PW when they assumed the landscaping contract revealed numerous breakages. Most have been repaired at an expense of over \$20,000 from the operating budget.

-PW advises that there are a few ways to decrease our water consumption. 1. Repairs to system as they are doing. 2. Replace sprayers with drip irrigation. 3. Install smart controllers. These should improve water consumption by 20% per year. We have 20 controllers at present (4 in greenbelt).

-PW Proposal 95679 for replacement controllers was discussed at length. CALAC is concerned about doing this replacement in the greenbelt. Expectation of future water restrictions make continuing maintenance of turf unreasonable. We would like to see detail on replacement of controllers in our other landscape areas and an ROI estimate.

-PW Proposal 95681 for Master valves and flow meters can only be done with new controllers so is also tabled. Flow meters will detect leaks and shut off areas of leaks.

-PW Proposal 95733 for replacement of spray sprinkler system on Golf Club (whole length) with drip line irrigation for \$52,857. **CALAC recommends to the HOA Board that this be approved.**

-PW described several hydroseed alternatives that could replace turf for a much lower water usage. California Poppies, wildflower mixtures. PW will check out estimates for hydroseeding

### Plantings

-PW Proposal 94405 for additional shrubs on Golf club/Blackhawk corner: Most recent proposal not available.

-PW Proposal 94999 for replacement of plant material in Highmeadow/Northview pocket park: Concern about inadequate amount of water causing previous plantings to die.

**CALAC recommends that this bid be accepted with the addition of more emitters not to exceed \$2100.**

-Clubhouse entry: Discussion about removing the star jasmine from the stone pillars and mailroom areas. Also remove the kumquat trees and their planters and add some Euonymous plants to one side to balance other side. CALAC agrees that this is desirable.

## Design

Adel presented renderings for several areas:

- Bridges slope: PW suggests that we convert to drip irrigation and add ground cover to decrease erosion. CALAC is concerned about the stability of this slope and would like to know what a geotechnical engineer would advise before we proceed with revisions. PW will send information on engineers to Loni.
- Fairway drive: Renderings are consistent with CALAC visions for plantings in groups. Adel showed use of Muhlenbergia Pink (Pink Muhlee) and Kurapia which are low in water usage.
- rendering of greenbelt with poppies or wildflower areas. They will expand on this.

Danny and Hector will join Merele at the next board meeting to present information on irrigation improvements,

Meeting adjourned at 5 pm.