

CALAC Minutes; 2022-05-10

Present: Merele Chapman, Bud Charlick, Carole Schara, Barbara Skaret, Beverly Crowe (representing HOA Board)

From Park West (PW): Hector Mendez, Danny Wiest (I.E. Management), Adel Hamed (design)

Minutes were approved without correction as presented.

Follow-up from last month:

Proposal 95733 to convert the sprinklers on Golf Club Drive to drip irrigation was approved by the HOA board and work will begin on this in June.

The jasmine was removed from the pillars and the clean areas look great!

Park West report from Hector Mendez (attached)

Rotations, care and preventive maintenance continues on schedule.

Questions about kekua growth in the lawn areas were addressed. Richard Crowe and Ken Godfrey have identified 6 areas where this weed is spreading. Danny stated that small patches can be treated with herbicide. Since Solera has a list of prohibited plants which includes kekua, we would like PW to proceed with spraying. It is not necessary to treat the greenbelt areas at this time.

Greenbelt Irrigation Issue:

Danny Wiest informed us of turf removal rebates that should be available to Solera since we are a “customer” of Metropolitan Water District. When new legislation is introduced June 1st, he expects the rebate amount to be even higher. There are some conditions that will need to be met (conversion to drip irrigation, plant 3 low usage plants for every 100 square feet, include a sustainability or water recapture feature). There are also some controller rebates available. It is possible that high efficiency systems may enable more frequent watering under the new guidelines. Local water agencies will be tasked with enforcing state water restrictions.

Adel Hamed presented several renderings for removal of turf and re-planting the greenbelt areas. The committee discussed the renderings and other ideas for this project including:

- There are no plans for the West side of the community. Currently there are areas of native growth, gazania, grass, and an area in need of development that was left until Edison completed the tower installation. The PW team will work on additional plans.
- The east side of the greenbelt in the renderings shows grass in an area that is rarely used. Consider planting lavender for a “field” look in that area. Maybe another lavender planting in the central area.
- The slope of the south side of the central greenbelt is often a problem for rain runoff. Consider building a berm/bioslope/swell feature to align with the water recapture goal.
- The Concerts in the Park are important to the Solera community so we would like to preserve grassy areas adjacent to the clubhouse parking for these events.
- Possibly add trees along Brentwood to create a more park-like setting
- Add a picnic area on the West side.
- Consider a putting green using artificial turf. Merele and PW will look at possible locations.

PW will develop a more detailed plan based on these conversations by our next meeting. Once we have a design plan, we will need approval from Edison. PW will need some time to develop a bid for the work as it includes a lot of different departments and extensive research.

Beverly will ask for the Board's input on the drawings/ideas. Before our next meeting.

We will need water meter information to plan for implementation. This should be available from management.

Committee felt that it would be appropriate to do controller upgrades at the same time as the turf removal.

The Board has requested that the Bridges conversion be put on hold to allow focus on the greenbelt.

Next meeting is June 14 at 3pm.

Meeting adjourned at 4:30 pm.