

CALAC Minutes; 2022-07-12

Present: Merele Chapman, Carole Schara, Barbara Skaret, Armand Silva, Marcia Casem (representing HOA Board of Directors), Christine Rodgers (Solera HOA) From Park West (PW): Danny Wiest (I.E. Management), Adel Hamed (design), Marco Barrera (Branch Manager), Dylan Pack (water manager).

Follow-up from last months' minutes:

1. Blowing of leaves/pine needles—PW has implemented an improved “detail rotation” and crew has changed their approach. They will be paying more attention to the raking/cleanout on rotation. Christine has tried to address the expectation of some residents.
2. Drip conversion on Golfclub Drive is complete.
3. Sprinkler repairs art up to date. Some issues of animals chewing drip lines. Dylan explained that drip lines contain a copper interior to deter (mostly) animal chewing.
4. Irrigation tech billing at \$70 per hour will be refunded to contract price of \$65.
5. Conversion of clubhouse perimeter sprinklers to drip lines—Dylan is working on the invoice for this.
6. Recommendations for BOD from last months' meeting were not yet discussed due to other problems. Merele attended the BCVWD meeting last month and learned that if we have an approved plan for turf replacement, it is more likely that we could be approved for rebates. Christine will have the recommendations included on this months' agenda.

Park West report:

Marco Barerra reports that they are fully staffed and addressing complaints as they come up. Weekly rotation is on schedule.

New Concerns: 1) Cotoneaster on Golfclub by the controllers looks like it is dying. 2) Some plants in the pocket parks on Blackhawk/High Meadow and High Meadow/Northview appear stressed. PW will investigate and address.

PW has implemented a fuel surcharge due to increasing gasoline costs.

Eastside Greenbelt Conversion:

Adel Hamad presented renderings and a proposal for Phase 1, Lavender fields for \$650,675. This conversion requires spraying to kill turf, scalping 2 weeks later, second spraying and scalping, removal of debris, rough grading, edging, soil prep, drip irrigation and planting. Plan is to put lavender closer to road and other plants behind. Maintenance of this area should cost approximately the same as maintenance of turf. CALAC members expressed concern about increased numbers of rodents and animals. Adel will also create a proposal to do this conversion in 2-3 stages.

Water District Resolutions:

Danny Wiest states that PW managers are meeting with BCVWD to try to get increased time for rotor watering. Rotors (which we have in greenbelt area) need 24 minutes 4 or 5 times weekly to adequately water the areas. Current BCVWD restrictions only allow for 8 minutes three times a week. While this is being considered, the rotors are running for 24 minutes 4 times a week.

Concerns about why the Eastside greenbelt appears so green while west side is drying out were discussed. PW will investigate and discuss with Hector and get back.

Discussion of replacing parkway turf with Kerapia to decrease water consumption. Concern about bees attracted to flowers was expressed. Other alternative groundcover such as low growing catoneaster Charissa or Dymondia were not appealing. Water usage in the parkway areas is not as problematic as on the greenbelt.

Discussion about turning off the rotors in the middle of the greenbelt and continuing to maintain green turf on the perimeters; we can continue to water trees that are within the grassy areas if they don't have independent bubblers. An alternative for tree watering is "tree gators". CALAC agreed to add a recommendation for the BOD to turn off the central rotors and continue to water the perimeter of the greenbelt.

Meeting adjourned. There will not be a meeting in August.