

## **CALAC Minutes; 2022-09-13**

Present: Merele Chapman, Carole Schara, Barbara Skaret, Armand Silva, Bud Charlick, Pat King (representing HOA Board of Directors), Monica Munoz (Solera HOA management), Dave Gilford (HOA board member, guest)

From Park West (PW): Hector Mendez, Adel Hamed (design team).

Merele shared a notice from PassEDA about a meeting on Thursday, September 15 for a seminar "About Water". Hopefully, CALAC members will attend.

Dave Gilford shared information on Kerapia ground cover, including cost to install and planting and watering requirements.

Pat reported that Solera has been invited to apply for a State of CA grant to convert landscape turf. She believes that the amount available is substantial. CALAC members were in support of Solera applying for this. It will be on the Board agenda for the next meeting. Monica suggested that once the board decides to go ahead with this application, there should be a committee formed to work with PW to come up with an extensive plan for conversion of Solera's turf to drought tolerant landscaping.

### Park West Report

- There was extensive discussion of irrigation timings and CALAC's need to understand how much water is expended in various areas of the property. The Edison easement irrigation has been adjusted to the new BCVWD guidelines that were developed with PW input. Rotator sprinklers need longer times and the new guidelines recognize this. Adel will examine water bills for last 2 years and report back next month about amounts of water used in various areas. He will create a chart showing timings of waterings in various areas.
- If we plant low water turf alternatives, watering of trees in current turf areas is a concern. Adel advised that trees could tolerate lower amounts of water and that the bubbler system is less effective tree maintenance.
- Carol noticed that plants on Golfclub parkway appear stressed. It was thought that this may be due to water line breakage that happened 2 months ago. PW will check into it.
- Animals are eating through drip lines that are above ground on the West side. Hector says mulch is being replenished this month as part of normal maintenance.

Monica would like to do a monthly "walk"/drive of the property with PW, Merele and Carol on the first Thursday of each month to note areas of concern or needs for improvement.

Armand expressed concern about slow response of PW to a broken sprinkler. Monica will follow-up with office staff and try to ensure quick reporting of problems.