

CALAC Minutes; 2022-10-11

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

From Park West (PW): Hector Mendez, Marcos Barrera, Francisco Perez (irrigation)

The meeting was called to order by chair, Merele Chapman at 3 pm. Minutes of the previous meeting were circulated by email. No additional discussion arose from minutes.

Park West report was reviewed.

Monthly “walk/drive through” the community was done by Monica, Merele, Carole and Hector last week. Some areas of concern:

- Areas near main gate where catone aster was removed last year remain bare and unplanted.
- Areas on a) West side common area, b) corner of Fairway and Golf Club, and c) Silverleaf appear “bare” and in need of additional planting. Hector is working on proposals for these. We have an unused bonus credit of \$10,000 which could be used for augmenting these areas.
- Acacia slope controversy has been settled by the lawyers and Andre’s bid was accepted. They will be working on this. Members suggested that PW keep an eye on this area as the structural part may break down again.
- Missing tree on greenbelt area opposite S Forrest Oaks (removed several years ago) was noted. Members advise no replacement until greenbelt plans firm up.
- Patch on S Hibiscus that is currently a patch of DG (no water to this area). Request to advise on landscaping with rock and/or benches

Discussion about parkway turf on Golf Club and Fairway. Merele noted how badly infested these areas are with crabgrass, kikuyu and oxalis. Hector advises that this is a longstanding problem that will not be resolved with spraying. Rehabilitation will require replanting. Alternative ideas for replanting include:

- Remove and replant with fescue for a cost of \$125,000. This allows continued watering of trees via sprinklers.
- Remove and replace with Kerapia sod for \$315,000. PW advises that “plug” planting will be unsuccessful due to clay texture of soil.
- Other idea is Dimondia for \$78,000. Problem with this is coarse texture and high growth.
- Suggestion that we may be able to get the state grant to cover the cost of replacing the turf. The committee agreed to wait on this until we have more progress on applying for a grant.

Pat reported on the current status on the grant application. The deadline is mid-November. To apply for this, Solera will need to describe what we want. PW has made several suggestions, but CALAC does not feel able to make this decision. Merele read a recommendation for the board to contract with a Landscape Architect for a full plan. There was a consensus among the committee members to advise the board of this. Monica has a contact she will meet with and proceed in this direction to get estimates.

RECOMMENDATION FOR RETENTION OF LANDSCAPE ARCHITECT

*Solera is working with the San Geronio Water Agency in applying for a State and/or Federal Grant for the purpose developing and implementing a Plan for the replacement of turf in the Greenbelt. Said grant is anticipated to approach one million dollars. We do not believe that any member of the CALAC or any other individual homeowner is qualified or knowledgeable enough to develop such a plan which we foresee as integrating the Greenbelt with the community, meeting community needs, maintaining aesthetic quality, meeting SCE easement requirements, reducing maintenance costs and reducing our water requirements by at least 50%. Therefore, **we recommend that the Board approve the retention of a Landscape Architect to design such a plan with the specific parameter of having it to us by December 1, 2022.***

Irrigation questions were addressed by Francisco. Carol notices that areas near DG never seem to dry out. PW will investigate. Irrigation equipment (sprinklers, rotors, etc.) are only warranted by manufacturer for 5 years. Some may last longer depending on water quality. Reclaimed water is often more corrosive on these. Changes in pressure also impact sprinkler heads. Since BCVWD is projecting that non potable water will be available soon, it was suggested that any conversion plans for Solera include plans to implement this purple system,

Meeting adjourned at 4 pm. Next meeting will be November 8, 2022.