

Facilities and Grounds Committee Meeting Minutes  
Wednesday, May 1, 10am

**Call to Order:** 10:00am

**Attendance:** Kathy Ritschel, Taylor Ward, Karen Koon, Sue Garfitt, Annie Hall, Russel Winslow, David Rasch, Kim Kiplin, Thomas Stagl, Mike Rogers, Niamh Walsh.

**Approval of Agenda:** Taylor made a motion to approve the agenda as presented.  
Annie Hall 2<sup>nd</sup> Vote: Unanimous

**Approval of April Meeting Minutes:** Sue motioned that we approve the April meeting minutes as they stand and the special F&G meeting minutes on March 27<sup>th</sup> to be approved as presented. Vote: Unanimous

**Operations and Facilities Manager Reports- *Mike Rogers, Thomas Stagl***

- Maintenance Building Open House event, May 17<sup>th</sup>, 3 to 5pm
- Amenity card support
- Pool season
  - Residents request a better alert system if the pool is closed.

We are currently addressing several important tasks to ensure the successful opening of the pool on the 25<sup>th</sup>. Steven is facilitating the acquisition of necessary chemicals, with 90% of the supplies already secured. Pre-inspection preparations include replacing drain caps and ensuring appropriate eye irritation solutions for the kiddie pool. Additionally, we are finalizing pool chemistry adjustments to meet inspection standards. We have recruited an additional 15 or more guards. We are also implementing an alert system to notify residents of pool closures and exploring improved communication methods with the community. Kim has advised that during thunder and lightning occurrences, pool closure should be anticipated, although complete resident satisfaction with this decision may be challenging to achieve. Thomas proposed the installation of a flag system, with flags indicating pool status, to enhance communication regarding closures, particularly during inclement weather. Mike suggested utilizing WeatherBug for real-time lightning detection, with plans to inform residents to check the app prior to visiting the pool. Regarding upcoming events, Kathy has outlined details for the open house, which will be advertised starting this week. Pending the installation of the electrical meter, the maintenance building is nearly finalized. Maintenance is currently filling the trench that was made for the sewer line and it will be inspected this week. Although the garden will not be a focal point for the maintenance facility event, attendees will have the opportunity to view both the garden and the cactus display. We are also exploring security enhancements, including the installation of cameras on the maintenance building and keypad locks on all doors, to ensure the safety and security of our facility.

**Pollinator Garden – *Sue and Karen***

- Fosters only planting events in April - outcome.
- Irrigation system
- Colored map of the garden

We recently hosted two remarkable upsizing parties, attended by all but four individuals who will undergo upsizing in Karen's garage. Groundbreaking for this group may experience slight delays. By the last week of May, we anticipate the completion of irrigation installation, estimated at 9,600, inclusive of valve replacements and inline filter integration. Landscape and more are the contractor ECIA is using for the irrigation system. Karen and Mike convened with Alejandro the irrigation specialist yesterday to discuss the desired scope of work, encompassing seven sections and 3000 plants. The aster plants have not sprouted. We may need to do manual watering to initiate growth, likely using water cans and buckets initially. Sue and Karen will explore potential solutions and relay their findings to Mike. A collective meeting involving all committees and volunteers is imminent to start raking the ground and moving compost around. A volunteer assembly is scheduled for May 18th at 10 am in the Railroad room, fostering discussion and soliciting input. Currently, we have a roster of approximately 90 committed volunteers, each assigned specific duties. There are initiatives under consideration include gopher tracking and establishing a list of reusable items, which we can send out in an eblast asking residents this is what we need. Mike proposed repurposing backwash water from the pool for plant irrigation, pending assurance that chemical content poses no harm, exploring the implementation of a standing tank to safely dispose of chemicals. However, before proceeding, we will consult with experts to conduct thorough testing, ensuring that the water discharged from the tank poses no risk to plant life. Kathy wants the distribution of a color-coded garden map at the maintenance house event. Sue will explore options at the EACA event and ask if they will color the map for the committee.

### **Board Liaison Report – Joseph Gutierrez**

Unfortunately, Joseph was unable to attend as he is currently on vacation. Kathy provided a comprehensive report on the recent board meeting, highlighting that the annual meeting is scheduled for Monday and will take place at the Community Center, offering both Zoom and in-person attendance options. Due to weather conditions and the presence of an owl, the possibility of holding the meeting outdoors has been reconsidered. A new resident event is slated for May 11th from 9:30 to 11:30, featuring familiar speakers and presentations. Strategic planning sessions are set for June 8th, catering to both board and committee members, along with a mixer scheduled for the same day on the back patio from 4 to 5:30. The board is currently thinking about the alcohol policy, with the moratorium still in effect until a decision is reached. A draft policy for the Community Center, authored by Julie, has been circulated, and Kathy will convey to Julie that the Facilities & Grounds committee has no objections, allowing the board to proceed with consideration. In a significant development, board members will now actively participate in committees, with one member to have a permanent presence. The voting status of this member remains undecided but is considered inconsequential.

### **Dog Park Subcommittee- Mike Busby**

Mike Busby is currently on a trip and unable to attend. Annie provided an update, indicating that she, Mike Busby, and Mike Rogers visited the proposed site for the new

dog park and placed flags to outline its perimeter. Initial observations suggest the location is promising, with no nearby residences and relatively level ground, making it suitable for the intended purpose. Pricing and design details are pending. An incident involving a dog slipping under the gate at the current dog park prompted immediate action, with Annie promptly notifying the office, resulting in the gate being adjusted to prevent further occurrences. The committee also addressed concerns regarding a specific dog engaging in altercations at the park, emphasizing the need for a formal policy outlining expected behavior and associated consequences. It was emphasized that interactions should originate from the office to avoid potential conflicts involving volunteers. Mike assured the committee of the dog owners' accessibility and willingness to address any related concerns. Annie will communicate to park users the importance of reporting incidents to the office, highlighting the availability of an F&G feedback form on the website for such purposes. It was clarified that while the committee oversees feedback collection, enforcement falls outside its purview.

### **Facility Master Plan – Russell Winslow**

It has been confirmed that there was no April meeting, and we are currently awaiting confirmation regarding the possibility of a meeting this month. Kathy will be in touch with Amelia to inquire about any updates, and she will inform the rest of the committee of any developments.

### **New Business:**

- Capital Project Requests
  - Second Dog Park
  - 2 Pickleball courts
- F&G Charter review for 2024. Staff support added.
- Earth Day

For years, there has been a contentious sharing of the pickleball courts, leading to tensions between basketball and pickleball players. Kathy has started filling out a CPR form, but it is not completed. She is going to send it over to Mike for completion. Mike has received initial cost estimates from DML and the county, ranging from \$50,000 to \$74,000 per court, with projections indicating a likely expense of at least \$100,000 per court. The committee supports the construction of pickleball courts, as evidenced by feedback from the year-end survey, where approximately 24 individuals expressed their preference for this addition. Furthermore, pickleball is currently one of the fastest-growing sports. F&G has been tasked with researching various court options, considering factors such as durability, comfort, and the incorporation of shade to enhance the Community Center's aesthetics for years to come. Kathy will work on coordinating schedules for both pickleball and basketball activities and plans to engage with the 110 pickleball players to gather input on court preferences. There is an unused portion of the maintenance facility budget, amounting to \$125,000, which can be reallocated towards the courts. Future budgets may also accommodate expenses for shade structures and additional amenities. Regarding the second CPR request for a

new dog park, Mike is in the process of completing the paperwork. Additionally, rising costs for mulch, the need for solar-powered cameras, and proximity gates necessitate careful budget planning. Mike will liaise with M&M regarding the matter of the gates. The recent Earth Day event saw participation from 18 different booths and was deemed successful, leading to plans for its continuation next year with increased participation encouraged. Fusion Tacos did a great job with their zero-waste. Kathy would like to approve the draft charter so that it is in the books for this year. We will recommend Julie to incorporate a sustainability clause into the community center policy. An addition to involve staff responsibilities in the charter was made by Niamh, and approval of these changes is required for posting on the website, as per requests from the board and HOAMCO.

Kim made a motion to accept the F&G charter with the addition of staff support added in section 8. Sue Garfitt 2<sup>nd</sup> Vote: Unanimous

#### **Old Business:**

- Draft CC rental policy
- Annual survey results: Resident amenity recommendations

We have decided to revisit the matter and incorporate sustainability guidelines into our considerations. Accordingly, we will defer further discussion until next month's meeting. Utilizing insights from the annual survey, identifying new amenities needed around the Community Center, with increased demand for additional pickleball courts being a recurring theme. Kim raised concerns regarding getting feedback from neighbors residing near the proposed second dog park, particularly the lone household adjacent to the Compadres basketball court. It is imperative to gather their input to address any potential concerns or considerations. Furthermore, Taylor highlighted the importance of addressing leash policies, especially concerning unaccompanied dogs en-route to the dog park, given the presence of young families in the vicinity who may have worries regarding unleashed animals.

#### **Committee Comments:**

Russel has raised a valid point regarding the need to address the maintenance of our hike and bike trails. As part of our ongoing R&R survey, it is proposed that resurfacing the hike and bike trails be included in our R&R allocation plan. Rather than absorbing a significant \$50,000 expense all at once, it is suggested that we allocate \$10,000 annually for this purpose, allowing us to set aside funds gradually and avoid sudden financial strain. The committee agrees with this approach, and Russel will bring the matter to the finance committee for further discussion and approval. Notably, our hike and bike trails are currently self-maintained until they deteriorate below a 3, at which point the county intervention becomes necessary for replacement.

**Adjournment:** 11:27am

**Next Meeting:** Wednesday, June 5<sup>th</sup>, 10AM on Zoom