

Spring Ridge Conservancy Regular Meeting Minutes

October 17, 2017 @ 7:00 p.m. in the Visitor Center

Board Members Present:

April Rashell, President
Karen Ritter, Vice President
Fred Schumacher, Secretary
Bryant Meldrum, Treasurer
Marie Ayton, Member At-Large

Others:

Victor Rocha, PMP
Joe Rzepka, Finance Committee
Jay Hartley, BrightView Landscape
Bridget Cahill, BrightView Landscape
Liz Van Brunt, Recording Secretary

See sign in sheet for owner attendance

I. CALL MEETING TO ORDER AND APPROVAL OF AGENDA

Meeting called to order at 7:00 p.m.

Motion to approve the revised agenda. Marie/Karen Vote: 5/0/0

II. GENERAL COMMUNITY ISSUES

BrightView Landscape – Jay reported that they are still working on the turf. There are a few more applications left this year. There are three leaf removals scheduled just before Thanksgiving and two in December. Pruning is done for this season. Bed maintenance will continue. Bridget spoke about the 2018 proposal and explained what she and Jay have learned from working on this community the past 10 months. Some tree crew work was added at no charge. The new townhome section was added. Aeration and seeding would need to be added if the board wanted that and some extra soil mix would be used. There is a new flat, daily three-person tree crew rate for \$1,600/day. BrightView now offers snow removal pricing using a per occurrence rate/per inch. There is also a flat rate for a season that would be paid whether or not snow falls. A crew would be assigned for this community and triggers at 2 inches. Skid steers with pusher boxes are used in small parking lots.

Wetland Solutions, Inc. – Some storm water management work is needed. There is some creek remediation desperately needed again near a few house – this involves the state again. More study is needed and has started. Multiple creeks need some research.

Arborstone – Vincent Perella submitted proposals for ash tree removal. The trees have been damaged by the emerald ash bore. There isn't a predator for this bug in the US. Arborists are trying to find fungal pathogens that will be picked up by the bugs. Once the tree dies and sits for a few years they become dangerous to remove so it is important to remove them sooner than later. If not, a bucket truck is often used versus climbers which cost a lot more. A tree count report was shared with the board. The photos helped the board really understand the problem and removed any doubt of the need. Their rate is usually \$1,200/day. A proposal for replanting can

be drawn up with a thought towards using only native species. The board recognizes that this will be a big impact on the neighborhood and many residents may not understand the need. Mention needs to be made in the newsletter. Some of the wood could be milled. Vincent will find out more about making and using the mulch that could be made from the trees.

Committee Reports

Finance Committee – Joe Rzepka asked a few questions which were clarified. Some items were mismarked in the PMP reports. Some discussion of laddering CD funds. Some funds need invested in a two year CD. The past due accounts will be reviewed by next month.

Resident Forum

No residents spoke.

III. ASSOCIATION BUSINESS MEETING

A. Review of Minutes from the September 19, 2017 regular meeting.

Motion to approve the minutes from the September 19, 2017 Regular Meeting with a correction in item H. Fred/Marie Vote: 5/0/0

IV. MANAGEMENT REPORT

A. Newsletter

The board requested to add an announcement about the staff changes and the ash tree removal.

B. Extra Duty Patrol

Some discussion of the reports and activity in the neighborhood.

C. Annual Meeting

The Annual Meeting is scheduled for November 2, 2017. The call for nominations letter was postmarked by September 2. The ballot and proxies along with the proposed 2017 budget was mailed September 30. The electronic proxy is up and running. The board was encouraged to talk up the voting to the community in order for enough proxies to be collected to meet quorum.

D. New Playground at Baldrige Terrace

Initial deposit was given to Playground specialists for the new playground at Baldrige Terrace. Money was moved from reserves. Installation should take place in January.

E. Deer Mitigation

Top Pin Outdoors is the new deer mitigation company. They have provided the necessary insurance and there are no costs involved for the association. Wetlands Solutions does not provide Deer Mitigation Programs anymore.

A deer population study was started by Fred Schumacher. More time is needed.

F. Sharks 2018 Budget

Management sent an email to the Sharks communicating the Board’s decision to not assign the extra budget funds for guest passes requested by the Sharks for next season.

V. ACTION ITEMS

A. Landscape Contract for 2018

BrightView proposal is \$189,804. PGC Landscape is \$200,000. It makes sense to have a three year contract so they can learn the community. The board is tired of the lack of response by BrightView to improve as requested. They are always behind the curve. The board had often requested plans for improvement rather than having improvement plans be offered to resolve landscape issues before they are so big.

Motion to accept the PGC one year proposal with an additional two years for a total of three years with the option to cancel after one year. Bryant/Marie

Vote: 5/0/0

B. Ash Tree Removal

The companies came up with different counts of diseased trees. This would be paid by contingency funds. This may affect the amount to be reinvested in CDs. The trees will be chipped and given to the landfill.

The board would like Arborstone to write up an explanation that can be put in the newsletter to inform the community of this work to be done. This will also be mentioned at the Annual Meeting.

Company	Cost	Notes
BrightView	\$28,285 If entire work is approved a total \$2500 discount will be given	Remove 73 declining trees, grind stumps and grade, soil and seed. Clean up chips.
Arborstone	Removal of planted 78 Ash trees \$29,250 Removal of 21 naturally occurring Ash trees \$27,678 Arborstone identified 5 other hazardous trees that need to be removed. The cost for removal will be \$6500	Remove 78 and/or 21 declining trees, grind stumps and grade, soil and seed. Clean up chips.

Motion to accept the Arborstone proposals A, B and C for \$63,428

Bryant/Marie

Vote: 5/0/0

Action: request Arborstone to write up an explanation that can be put in the newsletter to inform the community of the tree work to be done.

C. Snow Removal Contract

The Deer Valley contract is based on time and material: total of chemicals used, vehicles/equipment used and man hours per event. BrightView does not do snow removal if there is not a landscape contract. The PGC proposal would be subcontracted since they did not have enough time to set up labor for a community our size. They can bid for winter 2018-2019.

The board likes the idea of a per-event contract and will encourage proposals to include that.

Motion to continue with Deer Valley for snow removal for 2018.

Bryant/Karen

Vote: 5/0/0

D. Window Air Conditioner Request

Due to medical reasons the homeowner at 6305 Briarcliff Ln is requesting the Board approve the installation of a small window air conditioning unit in her son's bedroom. A copy of the doctor's note has been filed and use of the AC unit is only summer and fall. Use of the unit outside of the approved time will incur fines at the value of \$10 dollars per day unless the timeframe is extended. More specifics are needed.

Tabled until further information of the timeline is collected.

Action: Management will clarify when the homeowners plan to remove the unit and will check to see if the unit is already installed, and on which side of the house the unit will be installed.

E. Visitor's Center Use Request

The Recreation Committee is requesting to use the Visitor's Center on Friday, February 2, 2018 at 6:30 p.m. for a small creatures presentation

Motion to approve the Recreation Committee's request to use the Visitor's Center on Friday, February 2, 2018 for a public event.

Karen/Bryant

Vote: 5/0/0

F. Debt Write Off

\$3216.26 needs written off for 8813 Briarcliff Lane due to foreclosure.

Motion to approve the write off of \$3,216.26 to bad debt for 8813 Briarcliff Lane as recommended.

Karen/Marie

Vote: 5/0/0

G. CD Investments

Motion to approve the reinvestment of \$250,000 and \$125,000 in a two year CD at 1.7% as recommended by the Finance Committee.

Karen/Marie

Vote: 5/0/0

H. ACC Appeal

A homeowner wants to build an enclosure that would match his house to store his trash and recycling cans on the side of his house. He would also plant a bush to hide the unit. The current rule says no units can be built on the side or front of a house. He would like to make room to park his cars in the garage. If this was made as an exception it could set a precedent. There is potential that this solution could reduce the violations of trash cans left outside.

The board decided to direct the ACC to write a new rule based on the specifications of this homeowner since his plan is well done. Once the rule is approved the appeal can be

approved. The enclosure needs to match the house and be higher than the cans it encloses. This is limited to single family homes only.

Motion to accept the appeal as written to enclose his recycling and garbage cans. The ACC is requested to write the new rule for such enclosures for single family homes.

Karen/Bryant Vote: 5/0/0

VI. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:40 p.m.

Respectfully Submitted,

Liz Van Brunt
Recording Secretary