

Approved September 14, 2022
LANDSCAPE AND FACILITIES COMMITTEE MEETING
July 13, 2022
MINUTES

PRESENT: Michael Greene, Jon Pardoll, Gary Walker, Karen Tjernlund, Paul Schnetzky
(Members)
Karen Jones (General Manager)
John Rivera (SDL personnel)

ABSENT: Steve Merkovich, Leslie Friedman (Members)
Jesse LaPlaca (Facilities Manager)

HOMEOWNERS:

HOMEOWNER COMMENTS – Not included as part of the Minutes.

CALL TO ORDER

Michael Greene, Chairman, called the meeting to order at 9:02 a.m.

A quorum was confirmed with five members in attendance.

MINUTES – June 8, 2022

Corrections will be made as requested, and the Minutes will be resubmitted for file.

MOTION by Mr. Schnetzky, second by Mr. Pardoll, to approve the June minutes as presented. Carried by unanimous vote of the members in attendance.

UNFINISHED BUSINESS

LRP Update: Mr. Pardoll reported the recommendation on the Fitness Center project was sent to the Board last month and it was approved for inclusion in the 2023 Budget for discovery.

Horseshoe Pits Update: Ms. Jones reported on the new additions in the Reflection Garden and stated the same company has been asked to submit a Quote on the tennis court Alumawood cover and concrete. Will be looking at cornhole precast items (about \$700 per set. The Golf Course would like to remove the turf as needed for the horseshoe pits so it will count toward their rebate. They have acknowledged they will assist in the cost of the project. The last bid was about \$142,000 while there is only \$40,000 budgeted.

Palm Tree Trimming Update: Palm Tree trimming is complete. There is a tree stump in front of the Enclave that needs to be ground. There are low-hanging branches by Village Square that need to be trimmed as they are hitting golf carts as the carts go by.

Vistas Pool Update: Ms. Jones reported the project is on-schedule. The demo is complete, and the new footprint of the pool is in place. There will be one body of water and the two pool equipment rooms will be combined so there will be only one pool equipment room. There has been a request to disassemble the pergola on the deck and replace it with shade sails. The pergola could then be reassembled at the tennis and pickleball courts. This would cut into the 10% contingency reserve which would not be permitted, so this would have to go back to Ways and Means for funding. While members were not in favor of removing the pergola, it was suggested there be an additional shade area added. No action will be taken at this time.

NEW BUSINESS

Fall 2022 and Spring 2023 Overseeding – WVA and Sub-Associations: There are nine sections of common area that were not overseeded last year. The Golf Course, the Master Association, and the sub-

associations are requesting the agreement to not require overseeding be extended for the Fall 2022 and the Spring 2023 season.

Mr. Pardoll gave an update on the water issues facing Arizona, reporting the cost of water will continue to increase for the next few years. Consideration should be given to converting some areas to xeriscape. If this is done along Union Hills, there is a possibility of losing the Pine Trees on that stretch, however the turf watering could be changed to drip in an effort to save the trees. Ms. Jones stated conversion was done in another stretch on Union Hills and in spite of all efforts, the Pine Trees failed.

MOTION by Mr. Pardoll to identify the nine areas and to get the cost of converting these areas to xeriscape for inclusion in the Budget over the next five years. Second by Ms. Tjernlund. Carried by unanimous vote of the members in attendance.

Mr. Pardoll reported the water level of Lake Mead drops one-tenth of a foot each day. He stated the first areas to be impacted by the water restrictions will be the agricultural areas. WVA does have a drought contingency plan in place.

MOTION by Mr. Pardoll, second by Mr. Walker, the Landscape and Facilities Committee recommends to the Board of Directors that due to the current shortage of rye seed and the continuing drought, the Westbrook Village Master Association, the Westbrook Village Golf Club, and the WVA Sub-Associations are granted a one (1) season (Fall 2022/Spring 2023) exemption from overseeding of common area turf. These turf areas must be maintained in a neat and orderly manner, and all must submit a plan, in writing, advising the General Manager what their plans are for overseeding or not overseeding. Carried by unanimous vote of the members in attendance.

Abacus Data Reports: Reports for April 25 – May 19, 2022 were included in the Committee Packet for review and discussion.

MANAGER – REPORTS

Landscape Report: Report from SDL included in Committee packet for review and discussion, with clarification provided as requested. Ms. Jones read an email from a resident commending SDL for their care of the landscaping in WVA.

Facilities Manager Report: Report included in Committee packet for review and discussion with clarification provided as requested.

Water Consumption History Report: Report included in Committee packet for review and discussion with clarification provided as requested. The Association is down 2,066,113 gallons (9% reduction) and \$14,091 or 14% reduction in water costs.

FOR THE GOOD OF THE ORDER

- SDL will provide the refreshments and entertainment for an upcoming pool party on July 21, 2022 – The Dog Days of Summer.

The next Meeting is September 14, 2022, 9:00 a.m., at the FALC. There is no meeting in August.

With no objection the meeting was adjourned at 10:40 a.m.

Respectfully submitted,
Jody Brown, Recording Secretary

MINUTES & MORE