

Approved October 11, 2023
LANDSCAPE AND FACILITIES COMMITTEE MEETING
September 13, 2023
MINUTES

PRESENT: Michael Greene, Karen Tjernlund, Paul Schnetzky, Jon Pardoll, Gary Walker, Leslie Friedman, Gary Harmann (Committee Members)
John Rivera (SDL personnel)
Karen Jones (General Manager)
Sean Gorenstein (Facilities Manager)

ABSENT:

HOMEOWNERS:

HOMEOWNER COMMENTS – Not included as part of the Minutes.

CALL TO ORDER

Michael Greene, Chairman, called the meeting to order at 9:00 a.m. A quorum was confirmed with all members in attendance.

MINUTES – July 12, 2023

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 July minutes as presented. Carried with Ms. Friedman, Mr. Walker and Mr. Harmann abstaining as they were not present at the meeting.

UNFINISHED BUSINESS

LRP Update: No Report - the next meeting is scheduled for September 19, 2023.

Vistas Pool Update: Ms. Jones reported the pool is up and running. She is working with the aerobics group with regard to water depth and the slickness of the tiles on the bottom of the pool. They are considering doing all aerobics at the Lakes Pool. It was pointed out the Vistas Pool was built the same way the Lakes Pool was built.

The Grand Opening Party will be held on Wednesday, September 20, 2023. SDL will be providing hotdogs and hamburgers, so residents are reminded to RSVP so they have a head count.

Ms. Jones reported the Lakes Pool will be shut down for a minimum of one week while roof work is done on the wood shop, locker rooms, kool deck, etc.

Horseshoe Pits/Cornhole: SDL gave an update, stating that with proper grading, they will not need the retaining wall.

Work has also started on Westbrook Commons. Ms. Jones gave an update on the progress to date and how work will proceed; she will provide updates at each Committee Meeting.

Ms. Friedman stated the courts are in use for Club play from about 7 a.m. to 11 a.m. It was suggested the courts be open during that time, but that anyone coming in for open play once Club play is concluded would have to pick up the key; they would have to lock the gate when leaving.

NEW BUSINESS

Introduce Facilities Manager – Sean Gorenstein: Mr. Gorenstein is the new Facilities Manager, taking over from Jesse LaPlaca.

2023 Fall and 2024 Spring Overseeding: SDL reports they can get the seed at last year's price, and they are proposing to do the same amount of overseeding this year (\$8,600 approximate cost). The seed to be used is a different blend which should produce deeper color. This is the third year that several areas will not be overseeded; there is no detriment to not overseeding for several years.

There was discussion about turf removal/reduction in several areas as recommended by SDL. At the January 11 meeting an Ad Hoc Tree Committee was created; it is suggested this be expanded to include turf removal and granite. There was considerable discussion about the loss of trees on Union Hills as well as the possible loss of Pine Trees and what alternatives would be available for replacement.

Ms. Jones suggested she and SDL be given one of the nine areas that will not be overseeded and they will develop several plans for conversion and will present the plans to the Committee for consideration at the next meeting (Phase 1). There is money in the 2023 Budget to do the two areas on Rose Pilar. Ms. Jones and SDL will also review and make a recommendation for the trees on Union Hills (Phase 2).

MOTION by Mr. Pardoll, second by Mr. Schnetzky, to do proceed with Phase 1 turf conversion, Rose Pilar, as part of the 2023 Budget, with Phase 2, Union Hills, in 2024. Carried unanimously.

Storm Damage Update: The biggest loss was the loss of several Saguaros – two were lost last night. A total of five Saguaros and eleven trees have been lost due to storms.

It is suggested this be discussed further at the next meeting using the tree map so locations can be confirmed. Ms. Jones will work with SDL and will recommend locations for tree and Saguaro replacements.

MANAGER – REPORTS

Landscape Report: Report from SDL included in Committee packet for review and discussion, with clarification provided as requested.

MOTION by Mr. Schnetzky, second by Mr. Harmann, to accept the recommendation of SDL to not overseed in the areas they have designated with rye grass Carried unanimously.

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.

FOR THE GOOD OF THE ORDER

It was suggested there be a "Priority" ticket time during which only residents can purchase tickets to WVA events. Ticket sales would be open to non-residents at the close of the priority time.

The next Meeting October 11, 2023, 9:00 a.m., at the FALC.

With no objection the meeting was adjourned at 11:24 a.m.

Respectfully submitted,
Jody Brown, Recording Secretary

MINUTES & MORE