

# Continental Ranch Community Association

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## Landscape Committee Meeting – December 4, 2023

### Minutes

- I. **Call to Order 6:30 P.M. at the Windmill Park Office**
  - II. **Roll Call:**

<i>Present:</i>	<b>Doug Childress (Chairperson)</b> <b>Alexis Stern</b> <b>Patrick Chamblee</b> <b>Larry Lemieux</b> <b>Peggy Bracken (Interim Board Liaison)</b> <b>Ashley Boykin (Mgmt. Representative)</b>
<i>Excused:</i>	<b>Bill Cicala</b>
  - III. **Approval of December 4, 2023, Meeting Agenda** approved by motion (Lemieux/Stern).
  - IV. **Approval of November 6, 2023, Meeting Minutes** approved by motion (Lemieux/Chamblee).
  - V. **Committee Chairperson Appointment: MOTION (Lemieux/Stern)** to nominate Doug Childress as Chairperson for the 2023-2024 fiscal year; unanimously approved.
  - VI. **Guests:**
    - a. **AAA Landscape:** John Mancine, AAA Landscape Accounts Manager for CRCA, provided monthly status report; shared a 6-week rotation schedule with the committee for review; noted reduced watering schedules due to colder temperatures; and explained several ways rejuvenation pruning (cutbacks) could be done this winter.

**MOTION (Childress/Stern)** to approve removing one upright rosemary causing a sight obstruction in a median on Twin Peaks Road and Indian Summer Drive; unanimously approved.
  - VII. **Board Actions:** No actions to report from the November 21<sup>st</sup> board meeting.
  - VIII. **Management Report:** Ms. Boykin reported a contract credit was received from AAA Landscape due to reduced overseeding of turf areas this year; discussed irrigation repair expenses during the previous year compared to prior years; and noted a proposal request is still underway for the annual upper tree pruning job.
- MOTION (Lemieux/Childress)** to recommend the board consider amending the Reserve Study to put irrigation valve components on a separate schedule from the underground lines; unanimously approved.

**IX. Homeowner Requests:**

- a. Beautify Perimeter to The Loop (North of Twin Peaks Rd) –** After discussing the request, the committee did not want to make a recommendation to paint the perimeter walls but agreed to consider the area for decomposed granite in the future.
- b. Common Area Tree Causing Wall Damage: MOTION (Childress/Stern)** to recommend that management request a proposal to install root barriers between the homeowner's wall and the (3) trees behind their property in CRCA common area; unanimously approved.

**X. Unfinished Business:**

- a. Silverbell/Coachline Entrance Turf Sprinkler Heads Replace Proposal: MOTION (Childress/Lemieux)** to recommend to the board the proposal from AAA Landscape to replace all sprinkler heads in the turf of the Silverbell/Coachline monuments with stainless steel heads and of the same head type in each zone, NTE \$1,955.96 (Reserve funds); unanimously approved.
- b. Irrigation Controller Locks Proposal: MOTION (Childress/Lemieux)** to recommend to the board the proposal from AAA Landscape to add locks to (18) irrigation controllers to reduce tampering, NTE \$1,526.50 (Operating funds); unanimously approved.

**XI. New Business:**

- a. 2024 Integrated Pest Management Program Renewal by AAA Landscape –** Postponed to further evaluate the program's necessity.
- b. Irrigation Controllers 4G Upgrade Proposal: MOTION (Childress/Lemieux)** to recommend to the board the proposal with rebate from AAA Landscape to upgrade the (21) 'smart' irrigation controllers from 3G to 4G so they can be brought online, NTE \$23,783.34 (Reserve funds); unanimously approved.
- c. Valve Replacements Proposals: MOTION (Childress/Stern)** to recommend to the board the proposal from AAA Landscape to replace all remaining faulty irrigation valves throughout the property, NTE \$18,960.86 (Reserve funds); unanimously approved.

**XII. Next meeting date: January 8, 2024 at 6:30 P.M. at the Windmill Park Office.**

**XIII. Meeting adjourned at 7:38 P.M.**