

Approved January 12, 2022
LANDSCAPE AND FACILITIES COMMITTEE MEETING
December 8, 2021
MINUTES

PRESENT: Michael Greene (left at 10:25 a.m.), Jon Pardoll, Steve Merkovich, Gary Walker, Clarke Stough, Leslie Friedman (Members)
Karen Jones (General Manager)
Jesse LaPlaca (Facilities Manager)
John Rivera (SDL personnel)

ABSENT:

HOMEOWNERS: Six Homeowners in attendance

HOMEOWNER COMMENTS - None

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 – November 10, 2021

MOTION by Mr. Pardoll, second by Mr. Merkovich, to approve the November minutes as presented. Carried unanimously.

UNFINISHED BUSINESS

LRP Update: Mr. Pardoll reported the Survey will be on the website by December 29; the Space Planner has approved the survey and his report should be received within the next 30 days. Recommendations should be submitted within 60-90 days.

Horseshoe Pits: There is money in the 2022 budget to move the pits, and to install a patio and shade cover. SDL will be submitting a cost break-down and it is hoped the Golf Club will be providing financial assistance for the move as well as there is not an adequate amount in the WVA budget for the move.

Landscaping will be moved away from the Tennis Courts and new irrigation will be installed.

Ms. Friedman will get the Tennis Club to list what they are wanting/expecting so it can be included in the proposal.

SDL stated they have the proposal, and they are in the process of breaking out costs. Once this is completed the plan will be presented to the Committee and the Golf Club will be advised as to what is expected from them.

Vistas Pool Update: The Proposed Vistas Pool Remodel plan was included in the Committee packet for review and discussion. There is only one bid for this project and the Board has directed Staff to proceed and to get recommendations from all Committees. Sound issues will be addressed with the landscaping that will be installed. The permit process will take about 120 days; Ms. Jones will work with Councilman Patena to negotiate the cost of the permits (currently listed at \$6,700).

MOTION by Mr. Merkovich to award the contract for the Vistas Pool Remodel to Cal-Pools in the amount of \$816,303.57 including tax plus a 10% contingency factor. Second by Mr. Pardoll. Carried unanimously.

NEW BUSINESS

Lakes Complex Foam Roof Project: Includes a three-year warranty. Going with a six-year warranty would increase the cost of the project to \$61,000. Mr. LaPlaca recommends staying with the three-year warranty after which another coat would be applied with a new three-year warranty.

MOTION by Mr. Merkovich, second by Mr. Stough, to accept the bid from KYKO Roofing to recoat all roofs in the entire Lakes complex with foam elastomeric at a cost of \$38,703 with a three-year warranty. Tabled for further research.

Homeowner Request to Remove Turf Strips on Lakeview Road: Mr. Anton was in attendance to present his request for the removal of turf. The block wall on his side is deteriorating and the paint is peeling due to the water used on the strip of turf. He also requests the HOA pay for the repairs to his wall if they are not willing to remove the turf and put in gravel. Discussion followed among the Committee Members, and it was pointed out this removal and removals in similar areas are necessary in view of water reductions that are expected by the end of 2022, beginning of 2023. There was further discussion about the potential for tree removals as well.

Ms. Jones and SDL will begin formulating a plan for the areas where removals are necessary.

MANAGER – REPORTS

Landscape Report: Report from SDL included in Committee packet for review and discussion, with clarification provided by SDL personnel in attendance.

SDL will put together a proposal for the conversion of the turf areas to gravel due to water restrictions as discussed earlier in the meeting. The proposal will be submitted to the Committee for review and discussion within 90 days.

A program is needed for the Red Yuccas.

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

Water Consumption History Report: Report included in Committee packet for review and discussion. Clarification provided as requested.

FOR THE GOOD OF THE ORDER

- Mr. Stough announced his home is for sale and he will be resigning from the Committee.

The next Meeting is January 12, 2022, 9:00 a.m., at the FALC

With no objection the meeting was adjourned at 11:30 a.m.

Respectfully submitted,
Jody Brown, Recording Secretary

MINUTES & MORE