

## **Landscape Committee meeting for 11/14/2013**

**Attendees:** Cathy Lee, Lanny Carpenter, Susan Conrad, Ellen Brown, Mike Carpenter

**Absent:** David Roach, Stefan Steinberg

### Topics of discussion

#### **Recent Repairs to irrigation system**

- Brought to my attention by Stefan via an email. Over spray /watering around lagoon leaves large amounts of water on sidewalks / potential fall hazard
  - Solution – replace sprinkler heads with bubblers.
  - Action – issued a work order to replace 37 sprinkler heads with bubblers.
  - Status - Paco completed the correction in the last week of October.
- A continuous leak in the watering system at the gate leading to Admiralty (16610 Bordeaux) and near the corner at PCH was identified. I notified PowerStone and requested a proposal from Harvest (24951) for repair. Ellen approved the proposal and the repair was completed in the last week of October.

#### **Pending Proposals for approval**

- Clean and Replant the Corner of Admiralty and Grimaud – The area just in front of the R-1 home has been identified as a part of the Broadmoor property following my inquiry to the city and as such the association is the custodian. On behalf of the association, I requested the initial \$2200 Harvest proposal which was not approved by the board. Following a meeting with Rob at the site, it was agreed that the area was in need of attention and the watering system was in working order sufficient to irrigate the area. A follow-up with Harvest cut out the plumbing element brought the proposal to \$1200.
  - ✓ Attending committee members agreed and voted in favor of the proposal. The association has a fiduciary and custodial responsibility

to the members to maintain and care for the condition of the Broadmoor property in total.

- Harvest Proposals 25400 and 25401 combines plants and irrigation to recondition:
  1. Voids between hedges along Bordeaux where plants have perished - Email request from Larry.
  2. The area in front of 16585 as a part of the big plant that Harvest did not plant -Notification from Edie.
  3. Irrigation and plant material at the end of the lagoon (where the water flows from the fake river) - identified during a walk to look at item 2, by Ellen, Sergio and me.
    - ✓ Attending committee members agreed that the association has a fiduciary and custodial responsibility to the members to maintain and care for the condition of the Broadmoor property and voted in favor of the proposal.
- Expand the frequency of trimming to the property walls in the upcoming contract renewal with Harvest for 2014.

Mike, having consulted with Harvest, has proposed that by doing so will:

- ✓ Prevents excessive over growth that results from one late seasonal pruning under the terms of the current Harvest contract.
- ✓ Assures a manicured appearance of the surrounding walls (with the exception of the Peter's Landing side) year round.
- ✓ Promotes increased flowering, faster plant growth necessary to fill in the open areas on the walls and prevents browning due to cutting of excessive growth.
- ✓ Ultimately reduces wall maintenance costs associated with decaying iron work, stucco and paint while providing an earthy manicured appearance.
- ✓ Approximate increase to the contract could be less than \$1800 annually verses an assessment to support tens of thousands of dollars to replace iron or remove iron and raise the fence by adding

three course or more of block, re-stucco and paint not to mention the loss of the plant material currently covering about 60 % of the walls.

- ✓ Attending committee members agreed that the frequency of trimming to the property walls would:
  - Be cost effective in the long run avoiding costly wall repairs and related assessments.
  - Benefit the overall appearance of the property through an entire year.
  - Promote faster plant growth leading to sooner complete coverage of walls and reduce shock to plant material by having to remove less material between trims.
  - Ellen agreed to negotiate this addition to the 2014 Harvest contract.
- Implement a program allowing owners to seek authorization to maintain the planting area in front of their home. Regulation, procedures and guide lines would have to be developed.
  - ✓ Attending committee members were not in favor of this proposal by 4 to 1.
- Seasonal planting of color in specific locations within the entry, removal of some flax and reintroduction of select trees.
  - ✓ Attending committee members are in favor of the idea and will meet with Harvest to discuss plant material, locations, and cost with the intent to approve the proposals at next meeting.
- Meet with Harvest to identify areas of Lazar that were overlooked during the big plant.
  - ✓ Attending committee members are in favor of the idea and will meet with Harvest to discuss plant material, locations and cost with the intent to approve the proposals at next meeting.

## **Update Committee on irrigation rebuild proposal**

Harvest Proposals 25431(Plant material removal and replacement proposal is attached) and 25432 & 25433 (irrigation rebuild) are estimates for the renovation of an area involving one of four of the watering systems within the complex. Identified by Harvest as needing to be rebuilt in order to conserve water and stop degradation of pool components hardscape and parking. The planting areas for this part of the “irrigation renovation program” involve planting areas in front of the building located behind the pool and part of the tennis court along Martin and down the parking side of the pool. The project does not include removal of any hard scape. This project encompass rebuilding the planting beds by stripping mature roots to make way for irrigation system, drains and lighting. This Proposal would remove Ficus and Pepper trees only and all mature shrubs. Other trees and palms stay. Smaller plants that can be moved will be reused. The project cost will be shared between budgets. Drains, lighting, stucco repair and painting would be done by Paco. This project needs to start by the end of March 2014 in order to make planting in early spring. Mike will work with Harvest to put a justification and project plan together for review and presentation to the board before the December meeting. Committee members are asked to study proposal 215431 prior to meeting with Sergio to hear his planting plan.

## **Discuss and vote**

### **Charter**

Vote was postponed. Some additional editing is required. Sue had concerns with language not in compliance with law in regard to removal of members and establishing the number of members. Additionally, the dollar value for committee authorization needs to establish spending practice without exceeding defined annual budget and consuming funds to quickly. Sue and Mike will make another stab. There is still some discussion as to the need for a charter. Mike believes the charter provides an element of structure missing from the association.