

Minutes of HMDAC Meeting. 10 a.m., MAY 21 2011. 2378 Lansdowne Place

Attending: Mike Baldwin (Chair), Ginger Bryant, Joyce Estes, Jane McWhorter, Paul Norberg, Robert Schussel, Richard Tirrell.

- 1) 2011-12 Budget. The proposed budget and Engineer's Report previously circulated by James Nichols were discussed. The committee noted that several items were more in line with actual costs, i.e. were lower than in previous years' budgets. As a result Hiddenbrooke would attract a lower, more reasonable administrative charge by the City. It was acknowledged that James deserved credit for this situation. Ginger Bryant expressed some reservations whether this would necessarily continue in future years as other LMD's might also achieve corresponding reductions in their budgeted costs. Ginger agreed to write to John Cerini and James Nichols on this subject.

It was agreed that the homeowners' assessment for 2011-12 being fixed at the current rate of \$610.80 was prudent even though the budget calls for a considerable sum to be transferred to the HMD Operating Fund and/or the HMD Rehabilitation Reserve Fund. This money would be available for any future major capital projects that might be desirable or even essential.

The only budgetary change proposed by the Committee was an increase in the sum of \$8,000 allocated to Misc. repairs to Welcome Center Interior/Exterior. Estimates of repairs to the arbor necessitated by dry rot are at least \$12-14k. As yet we have no bids on this.

It was agreed that Mike Baldwin should make a presentation to the City Council meeting, June 14, when the budget comes up for approval. This presentation should be essentially positive and should acknowledge the assistance we have received from City Staff in reducing our costs to a more reasonable level. Ginger agreed to draft a statement that would form the basis of the presentation.

- 2) New landscaping contract and arrangements for inspections. It was noted that the HMD Landscape Maintenance Contract was to be awarded to Coast Landscape Management, effective July 1. This comes after several years with D&H Landscaping, although since July 2010 this had been on a month-by-month basis. The timing of this change is not ideal as there has also been a recent change in the Landscape Inspector assigned to Hiddenbrooke by the City, as a result of the retirement of the previous inspector. The new Landscape Inspector James Olson is less experienced and less familiar with some of the complexities of Hiddenbrooke and therefore proactive input from HMDAC will be particularly important.

Jane McWhorter is the HMDAC member with primary involvement in inspections but because of health issues, Joyce Estes has been lending strong support. Both Jane and Joyce have met with James Olson and pointed out some areas that have not been receiving adequate attention from D&H. It will be requested that James should circulate a monthly punch-list to Jane, Joyce and Mike that details items to be attended to and reports on progress with items already started. There was speculation as to whether the City was holding back any payments to D&H to be paid only after successful completion of the outstanding work.

It was decided that HMDAC should encourage more community involvement in reporting landscaping problems in particular neighborhoods. Hiddenbrooke covers an extensive area and it is unreasonable to expect one or two volunteers to be familiar with it all. Mike agreed to use Hiddenbrooke News to advertise for two or three assistant inspectors who can cover more remote areas such as the Orchards and report back to Jane and/or Joyce. Ginger reported on two homes on Bennington with dead or dying trees.

- 3) Rehab projects for next year. Jane described ongoing problems with landscaping at the entrance to the Parkway, particularly on the south-west side opposite the waterfall (right hand side of the Parkway driving in), and requested that we engage a landscape consultant / designer to advise on improvements that would enhance the appearance of this important area. In a recent memo, James Olson has reported that 46

Parkway trees need to be replaced; the committee agreed that a landscape consultant could also advise on the choices for replacement trees.

The committee also expressed considerable enthusiasm for creating one or more neighborhood parks along the lines of Reflections Park. A location such as at the front of the Orchards might be the first choice. James Olson has stated that the concrete v-ditch could be replaced with a covered pipe, creating quite a large, level area between the Orchards monument and beaver pond overlook. Funding for such an initiative might come from the HMD reserves referred to above or might be sought from the Hiddenbrooke Improvement District Funds. Such a park might feature another gazebo, more benches, tables, and perhaps a play structure. The committee believes a parks consultant should be engaged to give advice on possible locations of neighborhood parks and facilities.

- 4) St John's Mine Road. Robert Schussel has been attending meetings concerning repairs to areas of erosion that are threatening the stability of the road and utility corridor. These meetings involve the City Engineer and various regulatory authorities. Potentially expensive mitigation is likely to be specified although the Corps of Engineers has not yet determined the exact requirements. The initial cost was predicted to be in the region of \$500k but the final cost is likely to be significantly higher. Funding is expected to come from the HMD Developer Deposit Fund (estimated balance \$836k as of 6/30/2010). This fund, which is intended to cover the cost of future landslide repairs, will be substantially depleted.
- 5) Welcome Center maintenance issues. Richard Tirrell reported on interior repairs and maintenance that had been completed. There are problems with bubbling of the new linoleum floor. The flooring contractor will carry out repairs at no cost to HMD. Extensive dry rot has been identified in the wooden posts supporting the arbor and these must be replaced. The cost is not yet known.
- 6) Repainting of neighborhood signs. Joyce reported that it had been agreed to repaint the various monuments and signs. She presented paint chips showing Glidden "Brown Bag" for the stucco and "Deep Forest Pine" for the lettering. An application has been submitted to HARC and it is proposed to repaint the Orchards monument first as a test of the suitability of the color choices. There are negotiations with the golf course for them to adopt the same colors.
- 7) HMDAC membership for 2011-12. A motion was passed to request the HPOA Board to renew HMDAC membership of the retiring members for a further 2-year period when their current terms end 8/31/2011. The people affected are Mike, Ginger, Paul and Richard. Mike reported that the HPOA President Chris Brittle had requested more reporting of HMDAC deliberations and decisions, particularly those involving finance. It was agreed that the appointment of a new member of HMDAC acting as HPOA Board liaison should resolve this matter.
- 8) Any other business.
 - a) It was agreed to replace the Margaritas at the Welcome Center and to remove annuals from the front of the Waterfall, to be replaced with perennials. Problems with the lawn in that area are associated with an unsuitable irrigation system so Joyce will follow up with James Olson to determine what might be done to improve it.
 - b) Joyce reported that she had previously engaged contractors to cut the grass at the Park and Ride lot immediately outside Hiddenbrooke. Although this area is not HMD but is owned by CalTrans, she asked whether the committee would be prepared for HMD to cut this twice a year at a cost of about \$1k per year. The committee agreed to recommend this to James Nichols and Joyce undertook to contact CalTrans to determine whether they would have a problem with this action.