

Minutes of HMDAC Meeting: 7 pm, August 2, 2012, 2378 Lansdowne Place.

Attending: Mike Baldwin (Chair), Chris Brittle, Ginger Bryant, Joyce Estes, Jane McWhorter, Robert Schussel, Richard Tirrell, Kathy Wildermuth.

These minutes also refer to a meeting held at 1 pm on August 1 at the Corporation Yard between HMDAC (Baldwin, Estes and McWhorter), LMD staff (Nichols and Olson) and Brian Kilian of Borrecco/Kilian and Associates, Landscape Architects

1. Entryway Project. There was discussion of the previous day's meeting at which we had been invited to review artists renderings of the proposed project based on the Kilian plans. We had criticized these plans earlier as the scope and the budget had expanded way beyond the original ideas. The committee was extremely negative over the way this had been handled by LMD and supported a motion to send Nichols a strongly worded letter with copies to City Manager Keen, Public Works Director Kleinschmidt and Councilmembers Brown and Sampayan. The wording was finalized by email exchanges and the letter was sent 2 days later (August 4). (Appendix 1).
2. Rehab Projects for 2012/3. At the previous day's meeting we were informed that the rehab budget for this year is approximately \$17k. In response to our previous request that high priority be attached to improving the landscaping at the monuments, James Olson identified St Andrews, Castello and the Orchards monuments for improvements, plus the "Community Garden" at the Beaver pond overlook. The City proposes to retain Kilian to draw up plans and Jane and Joyce asked to be consulted and to meet with him on-site. He said he could do nothing until the contractual arrangements were in place but he asked for a list of preferred plants. We specified moving away from color-spot arrangements to more low-growing evergreen shrubs. Ginger questioned whether total rehab was necessary, i.e. new irrigation and new dirt as well as the new plants. Maybe new plants would suffice. Mike reported that we had asked James Olson to get a quote for filling in the ditch at the Orchards before making any changes to the garden area. Bob also reported that there is erosion of the hillside above Shadetree Circle with dirt washing into the drains so this might be a further project for this year.
3. Rehab for next year and beyond. Mike reported that for budgeting purposes, we have been asked to start planning rehab projects in the Fall. A major project we need to undertake is up-grading of the Parkway landscaping, large areas of which are obviously dead or dying. The detailed funding mechanism is not settled but the committee agreed we should move forward and that this might be phased over one, two or three years. Ginger had previously conducted a survey and made recommendations for areas to be rehabbed. She agreed to draft a plan for phasing the work. Chris suggested that HPOA might pay for a firm to design and cost out projects for us such as the project we really want to do at the entryway and a phased Parkway project. We would then turn the results over to the City as our input to them. That would make it quite clear what we want and our view of the cost and what the budget should be for the project. They should not object to us spending our own homeowner funds to design the project we want.

4. Dissatisfaction with the Landscaping. The committee members again expressed dissatisfaction with the state of the landscaping. As stated before it is not clear to what extent this can be blamed on Coast and how much is due to inadequate supervision and management of the contract by the City staff. Mike and Chris had met with James O and he had said that Coast personnel were often working a 4th day. We had previously requested monthly meetings between the LMD and HMDAC members to set goals, evaluate progress, and to determine whether Coast is committing sufficient resources to Hiddenbrooke. So far these meetings are not happening on a regular basis. Joyce said she knew there had been revisions to the Coast contract and wondered what these were. Chris said that in the meeting above with James O he mentioned that one revision was that the City would get weekly schedules of what Coast would be doing and he could pass this information along to Mike.
5. St John's Mine Road. Although Robert had attended several meetings in 2011 between the Vallejo Dept. of Public Works and various regulatory agencies to discuss proposals for repairs to erosion on St John's Mine Road, all action had ceased since the departure of the engineer directing the project. At the previous HMDAC meeting of 5/30, the committee had agreed that Mike should write to Public Works Director Kleinschmidt expressing our concern at the lack of any action. However, Chris had discouraged this, suggesting that HPOA should take the lead role as they are an elected Board and funding might come from HID in addition to HMD. HMDAC has a new HPOA liaison, Trevor Macenski, an environmental scientist, who has agreed to help deal with the ongoing problem. It was agreed that Macenski, Brittle and Schussel should visit the site to evaluate the extent of the erosion and the likely nature of further damage.
6. Removal of "Model Homes" Sign from the Parkway. Joyce proposed that we get Coast to remove the Model Homes sign that has been in place more than 10 years and no longer has any relevance. The committee agreed to this. In response to a question from Chris about placing a second Message Board on the outbound side of the Parkway similar to the new inbound Message Board, the committee was not enthusiastic.
7. Should HMD maintain the Landmark verge opposite the Orchards Monument? Residents of the Orchards are complaining about the neglected, weed infested verge bordering the golf course at the south end of Landmark. This should be maintained by the golf course but they consistently ignore it. Chris suggested that if water could be provided either by the golf course or HMD, this could allow some decorative trees to be planted, perhaps with financial support from the community. Then HMD might take over the maintenance. This proposal received general support and Joyce reminded the committee that we are supposed to be planting about 50 more trees to replace those removed from the Parkway.