

Hiddenbrooke Maintenance District Advisory Committee (HMDAC)  
Meeting at 2378 Lansdowne Place, March 27, 2013, 7 pm.

In attendance – Mike Baldwin, Ginger Bryant, Joyce Estes, Jane McWhorter, Paul Norberg, Robert Schussel, Richard Tirrell

1. Update on the waterfall and the entryway project. Joyce presented the latest version of the entryway plans. These had been drawn up by Brian Kilian of Borrecco/Kilian and had been reviewed and revised on the basis of several meetings between MB, JE and JMcW for HMDAC, Don Burton and Brian Kilian. The current situation was for HMDAC to review these and to produce a further list of desired changes, which would be presented to Kilian and Burton at a meeting scheduled for the following Monday, April 1. Brian would then draw up the “final” plans. It was stated that Mike, Joyce and Jane were more satisfied with this version of the plans compared with the first version that had been commissioned by James Nichols and drawn up without any consultation with HMDAC. Several features of the plans had been scaled back and the predicted costs were closer to \$120k, compared with the earlier \$180k.

Joyce outlined the proposed plant selections and there was some discussion of the details, with some proposals for alternates. We had been told that the proposed rock wall in front of the concrete vault will not be allowed due to underground pipes so now all planned walls have been deleted from both sides of the street. The sidewalk which currently ends at the concrete vault will be extended through the trees as far as the street across from the Park and Ride. The white fence will also be extended towards the street but will terminate at a point level with the PG&E boxes. We had requested new trees be planted behind the white fence but this was refused due to the PG&E easement so now they will be in the lawn in front of the fence. Joyce proposed that the concrete vault be repainted brown or green to be less visible through the trees. (This request was subsequently refused.)

The original intent was for the entryway upgrade to be carried out in 2 phases but the second phase was relatively minor and the whole project would be rolled into one. There was discussion of the timing of the project. Burton has stated that the timetable for drawing up specifications, bidding, permitting and council approval would prevent any construction before 2014. The committee reluctantly agreed but proposed that we request a specific timeline for every stage in the process. We acknowledge that construction during the winter period is more complicated but we are committed to having everything finalized and ready for construction by Feb 2014. It was agreed that we should carry out this project with our HMD reserve funds and not wait for possible funding from the Interchange fund or any other source.

2. Status of rehab of waterfall. Mike had previously circulated a copy of the only bid for waterfall repairs costing approximately \$20k and the committee had agreed this was acceptable for a major reconstruction. Burton had reported that minor paperwork issues with the contractor would be resolved very soon and the work should begin shortly. The new structure will offer a much higher level of security and will be designed to prevent a repeat of the very costly and disruptive theft/vandalism that had occurred.
3. Status of rehab of monuments. Everything is ready for a major rehab of the Orchards monument by North Bay Landscape. Soil tests are being carried out and the installation of new irrigation will start any day. This will be followed by a rehab of the Castello monument. Jane reported on a statement by James Olson. He told her that Burton had decided HMD would no longer maintain the St Andrews monument as it is on Golf Course property. Ginger said there was a written agreement between HMDAC, LMD and the GC but she thought it had never been signed. It was agreed to take up this matter with Burton and to express our willingness for HMD to cover the cost of maintaining this monument. (Note that there are implications here for the proposal to plant and maintain golf course land at the south end of Landmark.)
4. Street tree policies. A statement of homeowners’ responsibilities for maintaining street trees and the new policies for possible replacements was included in the most recent issue of Hiddenbrooke Times. Burton has stated that street tree issues are under review by the City.

5. Rehab budget and proposals for future projects. It was agreed that upgrading the landscaping of the Parkway should be our highest priority, and that we should initiate the drawing up of plans as soon as the entryway plans are finalized. The possibility of securing Interchange funds for a major rehab of the Parkway is being pursued by Chris Brittle but we should move ahead with plans whether or not these funds are likely to be forthcoming. Mike reported that responsibility for St John's Mine Road has been taken over by HPOA as HID will most likely be the source of funds to meet the costs rather than HMD. Trevor Macenski is the HPOA representative who is designated to interact with the City over this. Mike thanked Bob Schussel for all his hard work and commitment to this project.

Other smaller scale rehab projects that we might ask for include the replacement of crumbling asphalt sidewalk by the 18<sup>th</sup> tee. Ginger estimated the cost of installing a concrete path might be about \$10k. There was discussion of the need for a fund to pay for smaller projects costing perhaps up to \$1,000 without extensive paperwork requirements. These fall into a gray area somewhere between routine maintenance and rehab. An example might be the replacement of a group of failing plants in a defined location.

6. Performance of Coast and contract renewal for 2013-14. The committee asserts that the quality of the landscaping has deteriorated under Coast, despite regular complaints from Jane and Joyce, often with back-up photos. It was agreed that we should pursue the possibility of non-renewal of the contract and back this up with a strongly worded letter to the council expressing our dissatisfaction.

(Note added later – Joyce and Mike met with Burton the next Monday, April 1, and reported the situation to him. He stated that we are required to give 3 months' notice of any intention to not renew the contract which starts July 1, so April is too late to initiate it. If this is the case our letter of dissatisfaction should draw attention to the fact that we have consistently complained about Coast yet the LMD never questioned whether the contract should be renewed, and did not advise us of this deadline.)

7. Welcome Center. Richard reported on the transfer of our security company, All Phase, to Universal Protective Services. The officers are now signed up and paid by UPS, but the uniforms and patrol vehicles haven't yet been changed over. It is anticipated that the existing contract will be renewed.
8. Membership of HMDAC – need for changes/new blood. Mike reported that he and Ann are planning a move to Southern California, probably next Spring/Summer, so a new HMDAC Chair will be needed. It is also desirable to attract some new members to the committee. Paul has said that his involvement with the landscaping aspects of the HMDAC is minimal and he does not need to be a member but he is willing to continue as a financial consultant.