

## **MINUTES - Landscape and External Aesthetics Committee**

February 28, 2014 2:30 p.m., Telephone Conference

Committee Members Present: Pete and Chris Vall-Spinosa, Lynda Ward-Pierce, Bob Thornton. Guests: Andrew Sackheim and Nathan Brill.

A special thank you to Andrew and Nathan for their valuable contribution to our meeting.

**Towing Policy** - Andrew presented his “first step mechanical” thoughts around the issue of towing cars in the Aspen Grove/Silver Strike parking areas. With Andrew’s help, the committee agreed that our policy should be simple and user friendly. The following list represents our thoughts as to how we should proceed towards the development of a formal policy on towing.

- 1) Continue to use the existing owner’s stickers.
- 2) Supplement with a form that can be downloaded by homeowners from our new website, completed in full and placed on the dash of the vehicle.
- 3) There will be one warning when homeowner sticker or downloaded form is not visible to NS Security or filled out properly. Within a 24 hour period and no compliance, the car will be towed.

It was agreed that we would revisit the above standards to make sure things were running as expected and efficiently. An important factor is that all homeowners would be able to view these standards on the new website and be able to easily download the forms for their use and their guests use.

Bob mentioned a concern that not all homeowners would have access to the website to download passes, so it was confirmed that CAMCO would have forms available to homeowners who could pick them up at the CAMCO Office.

The committee agreed that it is important that our contract with NS Security include proper record keeping so that violators can be easily tracked by NS Security. Once we determine that a contract has been established with NS Security, it should be made clear who has the responsibility to tow a vehicle—NS Security or a member of the Board?

**ACTION:** Lynda will come up with a template that would eventually be available on the website so that homeowners could download, properly fill out and place on their vehicle dash. Lynda has sent a drafted form to Andrew who will send back to Lynda any desired edits/revisions. Andrew will work on a policy that can be presented at our next L&EA Committee meeting in March with the hope that our committee could endorse and present to the Board at the April 11 meeting.

**Charging Stations** - Nathan reported to the committee that, according to the NPOA newsletter, California legislation states that HOA’s allow homeowners the ability to install charging stations. "SB 880, Corbett. Common interest developments: electric vehicle charging stations. The Davis-Stirling Common Interest Development Act

defines and regulates common

Page 2

interest developments, which include community apartment projects, condominium projects, planned developments, and stock cooperatives. Beginning January 1, 2012, any covenant, restriction, or condition in a deed or other instrument affecting the transfer or sale of an interest in a common interest development, or any provision of the governing documents of a common interest development, that prohibits or restricts the installation or use of an electric vehicle

charging station is void and unenforceable." For details, see

<http://leginfo.legislature.ca.gov/>

There was much discussion on placement, cost and guidelines for use. Lynda proposed that one charging station be installed in both Aspen Grove and Silver Strike. More discussion included the fact that a fee cannot be charged for power, but an administrative fee might be charged for renters not owners. Placement of charging stations would be dependent on snow removal equipment. Bob shared that the biggest cost would come from getting power from the buildings to the station which would require trenching.

**ACTION:** Nathan will try to draft a proposal/summary that could be presented to our L&EA Committee at our meeting in mid March and then finally to the Board in April.

**Planting Jeffrey Pines and/or Aspen Saplings -** Pete reached out to Maria Mircheva (Executive Director, Sugar Pine Foundation) and Joe Barron (Forester, Northstar) concerning the prospect of moving forward with landscape and planting ideas. Both individuals have been invited to participate in the spring "walk-through". Bob raised the issue concerning feedback from our attorney's that we not disturb the landscape while we are still in litigation. Lynda responded by saying that she was pretty sure that Dick Bjur was in contact with Stoel Rives on this issue. It was the general feeling from the committee that we move forward with planting as soon as we possibly can.

**ACTION -** Pete will continue to be in contact with Maria and Joe and make sure they are aware of the time and date for our spring walk-through. This item will remain on future agendas. Lynda will contact Dick about the status of planting trees before our next L&EA Committee meeting.

**Driving off road -** Peter Miller sent the committee a copy of a policy developed by Gold Bend that may be similar to our needs. There was much discussion and concern that we develop a set of guidelines that could be passed onto homeowners as well as delivery/service people (furniture/firewood, etc) so that landscaped areas are protected.

It was suggested that we consider the following:

- 1) Develop a clear set of guidelines for driving/not driving off road in landscaped and protected areas.
- 2) Provide a map of the Silver Strike/Aspen Grove area that shows designated areas that are “off limits” to vehicles.

Page 3

3) Possible fine to homeowners who allow delivery/service trucks in areas that destroy landscaping.

4) Possible placement of boulders in areas that would prohibit access to vehicles.

These guidelines could eventually appear on the website. CAMCO could also have the guidelines available to homeowners.

**ACTION** - Chris will put this item on the agenda for the next L&EA Committee meeting in March for further discussion.

**Decks - What is allowed/not allowed** - Because of time constraints and not all members had a chance to look over the list that was approved by the “original” Landscape Committee, October 5, 2013, we decided to table this discussion until our next meeting.

**ACTION** - Chris will put this item on the agenda for the March L&EA Committee meeting to discuss.

**Dog Containers** - This item was not discussed.

**ACTION** - Chris will put this item on the agenda for the March L&EA Committee meeting if any committee member wishes to discuss dog containers.

**Exterior Maintenance** - Peter Miller sent the committee a lengthy list of items that need attention around the exterior areas of individual units as well as within crawl space areas. It was unclear as to whether this list was simply a recommended list of maintenance issues or whether these items would be taken care of immediately by CAMCO. The list was dated 2/25/14.

The committee all agreed that the maintenance list was not really the issue at hand. The questions are:

- 1) If we had money, where could we start to make the exterior of Aspen Grove look better? Presently, we look pretty bad. We need some sprucing up.
- 2) What is our target appearance?
- 3) Suggestions (at the very least) is to remove dead wood/branches from outside individual units, have Aspen Grove look as though the grounds have been attended to without losing its natural landscape feel, staining units where

necessary and visible to homeowners, consider upgrades to stone foundations.

**ACTION -** Chris will be in contact with Peter Miller at CAMCO to address the above issues. Chris will also determine the significance of the maintenance list that was sent by Peter Miller for our 2/28 meeting. Once a response from Peter is available, Chris will pass this information on to all committee members immediately. This item will remain on the agenda for the March L&EA Committee meeting. Each committee member will

Page 4

consider recommendations for improvements before our next L&EA Committee meeting so we have a list to discuss (e.g. treatment of foundations, tree and flower planting, large boulder placement/installation).

**Schedule of Spring Walk Through -** No date and/or time has been determined by the Board.

**ACTION -** Chris will place this item on the L&EA Committee agenda for our March meeting. If the Board sets a date for this event, Bob Thornton will advise our committee so that it can be announced at our committee meeting.

**Trash Can Issues -** The front loading bear boxes that were fabricated and installed in Gold Bend, Indian Hills, and Ski Trails have been discontinued. Problems arose with the hinges sagging and making the latching difficult. Our crew currently uses a torch when necessary to thaw the latch mechanisms on your dumpsters during freezes. We will monitor them and thaw/lubricate them as necessary. For now I am not aware of an alternative that is being offered from Tahoe Truckee Sierra Disposal.

**ACTION -** Peter Miller reported to L&EA Committee. Information only.

