

Landscape Committee

Minutes

06.05.18 - Regular Meeting

CHOA Landscape Committee Meeting Minutes – Draft

Date: June 5, 2018 - 7:00 p.m.

Location: Business Office

Members Present: Todd Peterson (Chairman), Larissa Galanti, Cherree Peterson, Carol Collins, Susan Schrank, Rex Malmstrom

Members Absent: None

Also Present: Rhiannon Harris (Collins Management)

Called to order: 7:13 p.m.

Homeowner Comments: (None)

Review & Approval of Minutes from Prior Meeting(s)

Motions: (Susan/Carol) Motion to approve April 3, 2018, regular meeting minutes (Unanimously passed)
(Rex/Susan) Motion to approve April 14, 2018, landscape walk minutes (Unanimously passed)

Committee Chair – General Update (T. Peterson)

1. General Business
 - a. CHOA Tree Policy discussion
 - i. Chairman's Discussion/Thoughts:
 1. Review of historical and initial steps towards drafting a written tree policy.
 2. Chairman's perspective as of today:
 - a. If you have active property manager, landscape committee and the homeowner is notified along with semi-annual tree assessment walks a policy is kind of moot.
 - b. Initial draft tree policy submitted to committee received no input/comments.
 - c. Two committee members submitted input/comments after an extended deadline.
 - d. We are doing a good job managing budget and schedule, oversight, assessments, special assessments from problematic species to ensure the health and welfare of our trees.
 - e. As future BODs turn over, doesn't think the needs and desires of the community will change over time. As long as the committee carries out its role in a robust, transparent, and accountable fashion and CHOA has a good property manager holding vendors accountable, is a policy really needed to tell us what we are already doing?
 - ii. Rex: Future problems could arise, but doesn't feel the draft was terribly restrictive. Would rather go with no documents if it takes 6 months to put a written policy out discussing minutia.
 - iii. Susan: Not a proponent of rules for the sake of rules. Hard to make good decisions without data. Would like to keep track of how many trees we do replace without regulation but data collection.
 - iv. Larissa: Thinks having a written policy in place is important that says we are going to use an arborist for assessments, consistency, and legal protections. Thinks tree complaints should be managed and a policy created.
 1. Todd: Court of law looks at history, whether issues were dealt with, fastidiousness about management. Policies are great if you follow it to a T, but you can also be hung by them if you deviate even slightly. Thinks the committee is extremely proactive and the committee will continue to be transparent, communicative, do tree walks and landscape walks. Thinks Susan's idea is tremendous. Effective July 1 tasked Rhi to track some form of a tree log (ex. removed 13 trees on S. Slope). Landscape log would be a great idea.
 2. Rhi: Thinks it's a good idea to have a tree map and knows vendors who do this.
 - v. Cherree: Thinks the initial want of a written tree policy was rooted in an attempt to hold a remiss prior property manager accountable. Has seen tremendous improvement in accountability and responsiveness in management of trees and landscape as the replacement property managers have been actively managing the

landscape, trees, and vendors. Homeowners are to contact the property manager regarding any trees of concern. Property managers believes the concerns have been assessed and addressed if the arborist sees a need for remediation. Not in favor of a written tree policy from a legal perspective, but it's important to continue to remain accountable and keep a keen eye on our landscape, trees, and vendors.

Motion: (Todd/Susan) Motion to **not** implement a written tree policy because management, BOD, and committee are providing and will continue to provide responsible management & oversight. (Aye: Cherree, Susan, Rex, Carol, Todd; Opposed: Larissa – Motion Passed)

- b. Review of future projects and status
 - i. All potential projects awaiting bids are currently on hold
 - ii. Budget numbers for Q1-Q2 will be available for the next meeting
- c. Review of upcoming meeting with Landscape Care
 - i. Concerns regarding the vendor were discussed and committee apprised of a meeting scheduled with management

Committee Member Comments/Discussion

Cherree: Feels good about what we are doing as a committee

Susan: Also feels good about what we're doing

Rex: Would like the landscape company to be more effective

Larissa: Inquired who to send landscape concerns to (Todd: Please send to Rhi and copy Chairman)

Carol: Has pause between landscape committee and landscape vendor and hopes it can be resolved. Vendor tries hard.

Todd: Canceled July 3 meeting. Suggests meeting every other month and to add special meetings/walks as needed (Committee agreed and no opposition voiced)

Next Meeting: Tuesday, August 7, 2018 – 7:00 p.m. (business office)

Next Walk: TBD

Adjourned: (Susan/Rex) Motion to adjourn the meeting at 8:29 p.m. (Unanimously passed)

Budget vs. Actuals through 6.30.18