

## **The PONDS at BLUE RIVER LANDSCAPE COMMITTEE MEETING– June 9, 2008**

The Ponds at Blue River Landscape Committee met at the Wilderndest Commercial Center on Monday, June 9, 2008, convening at 9:30 a.m.

**Attendees:** HOA – Rick Jennewine, Karen Steinbrink, Loren Steinbrink, Robert Kieber, Bette Schlie, and Dallas Knudson; Wilderndest Property Management – Pat Rice; Neils Lunceford – Joyce Gilbert, Steve Swanson, Abe Hoffman

**Status of Grading/Civil Work:** Landscaping site work was halted pending resolution of grading issues and final sign off by PIE of RE's civil work. There was a walk through on site last Friday to identify the areas of concern with grading. Corrective measures are scheduled for an anticipated final walk through and signoff on Wednesday. Landscaping would then restart on Thursday.

Ms. Gilbert requested a letter stating that Neils Lunceford is not responsible for any drainage issues on the site. Mr. Steinbrink clarified that RE must assure that there is positive drainage away from the buildings in order for PIE to issue a letter of approval for the work. Neils Lunceford would be provided a copy of that sign off when provided by PIE. Ms. Gilbert subsequently asked that Neils Lunceford be involved in the walk civil walk through on Wednesday.

**Feedback on Work to Date:** Concerns have been raised about the amount of rock in place at the first units on Robin. The areas at unit entries are much larger on Robin than Allegra, and the challenge is to install a unified landscape scheme throughout the property. It was noted that the work has not been completely installed, and that perennial beds and the shrub varieties when fully matured will add color and variety to the entrances. Lengthy discussion followed, which included the following:

- Owner feedback to date includes concerns that the pea gravel will present a maintenance issue, that the cobble edges present a trip hazard, and that the layout looks more southwestern than the mountains.
- Local stone and gravel was selected by the HOA in order to significantly save on the landscaping costs.
- The number of four-inch perennials allocated per building must be adjusted; i.e., the same number cannot be installed on Robin and Allegra to achieve a similar effect due to the variation in the size of the beds at the entries.
- Large boulders added to the beds would make a huge difference, but these were eliminated from the original framework due to funding issues.
- Options for changes include adding mulch areas, which would scatter more than the pea gravel, eliminating the pea gravel area and adding a third planting area, sub-excavating to lower and change out to larger cobble, and adding sod to the entries. The latter would require excavation, adding a layer of topsoil, and installing more irrigation lines.

It was noted that any changes authorized would be followed; however, change orders will increase costs and lengthen the time for implementation and these factors must also be taken into consideration.

**Adjournment:** Following lengthy discussion, the group agreed to meet on site at 1:30 p.m. and further discuss the alternatives, and the meeting adjourned at approximately 12:30 p.m.