

Ground Committee Minutes

Date: Thursday, September 11, 2025

Time: 1:00 PM

Location: HOA Conference Room

1. Call to Order

The meeting was called to order at 1:00 PM on Thursday, September 11, 2025, by Joyce Forman, Acting Co-Chair of the Grounds Committee.

2. Attendance

Members Present:

- Mary Wright –Chairperson/HOA Board Liaison
- Joyce Gillespie – HOA Manager
- Joyce Forman – Acting Co-Chair
- Peggy Lindquist
- Dennis Rathburn
- Mike Fell
- Susan Gregor

Members Excused:

- Rich Strout – Co-Chair
- Sandra Dresch
- Patti Sperduti
- Nancy Piscioneri
- Sharon Pedersen

Present via Zoom:

- Lori Roy – Administrative Assistant
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3. Approval of Previous Minutes

Dennis Rathburn motioned to approve the minutes of the July 10, 2025, Grounds Committee meeting. Mike Fell seconded the motion. The minutes were approved.

4. Guest Presentation

Alfred & Monika Obermueller

Address: 3498 Via Montana Way

Property Discussion: 3504 Via Montana

- Ongoing lawn maintenance and weed issues discussed.
- Committee confirmed that violations must be addressed to the *property owner*, not the tenant.
- Escalation to the HOA Board recommended for review at the October meeting.
- HOA Board may impose daily fines (up to \$1,000) and contract lawn care services, billed to the owner.
- Noted this property had similar violations the previous year; however, state law prohibits designation as “repeat offender” for added penalties.

Action: The Grounds Committee will refer the property to the HOA Board for compliance action and fines.

5.1 HOA Reports

HOA Board Liaison – Mary Wright

- Welcomed two new full-time members: Sherry Wilhelm and Teresa Pipal
- Welcomed two alternates: George Milot and Jim Lumb
- Zone assignments updated:
- **Zone 1:** Dennis Rathburn, Sue Gregor
- **Zone 4:** Joyce Forman, Teresa Pipal

Compliance Updates:

- 20769 Kaidon Lane – Fined
- 2170 Faliron Rd – Task completed
- 1939 Palo Duro Blvd – Not fined
- 2650 Palo Duro Blvd – Referred to compliance

- 20817 Santorini was compliant for the July Compliance meeting; the weeds were gone at that time, which is what the minutes reference. They are now, again, in violation, but that will generate another CRR and Board vote.

Discussions:

- New policies to be developed for:
 - Parking of commercial vehicles (up to 26,000 lbs)
 - E-bike usage
 - Emergency gate access

 - Sidewalk parking is allowed during the day; overnight violations are enforced by security tech.
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5.2 HOA Manager – Joyce Gillespie

- Excessive rain has impacted landscaping schedules. Mowing is adjusted based on ground conditions.
 - Residents should report issues (maintenance, safety, or rule violations) to the HOA office with clear descriptions and locations.
 - Concerns raised about Roberts Landscaping not blowing grass clippings; if left at day’s end, report it.
 - Pine straw application scheduled for Thanksgiving week. Suggested a \$30.0 budget increase to allow for bi-annual application.
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6. Resident Requests

Zone 1: 2 received, 2 approved

Zone 2: 6 received, 6 approved

Zone 3: 3 received, 3 approved

Zone 4: 1 received, 1 approved

7. Inspections & Violations

Zone 1:

- Tree trimming in progress
- Excess weeds in driveways
- Mulch beds not maintained

Zone 2:

- No new issues
- Noted: end house on Corona covered in weeds, yellow-flowered overgrowth

Zone 3:

- 2551 Odessey – No maintenance observed

Zone 4:

- 20854 Wheelock – Multiple prior violations
 - Discussion on the 4-foot landscape rule and identifying exempt properties
 - Joyce Gillespie explained how exemptions are determined via county records dating back to 2004
 - Plan to compile a list of exempted homes and provide handouts by zone
 - Further discussion scheduled for the October 9 meeting
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8. Garbage/Yard Waste Tracking by Zone

- **Zone 1:** One
 - **Zone 2:** None
 - **Zone 3:** None
 - **Zone 4:** None
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9. Unfinished Business

Long-Term Violations

Zone 1:

- 2570 Valparaiso: Tesla battery/electrical unit mounted on exterior wall
 - Need to determine if painting is required

- Possible airflow requirements for units
- To be addressed in rule updates

Zone 4:

- 20901: Missing address number 20901-2 in Solana subdivision on i-pad
 - Noted addresses: 20901-1, 20901-3, 20901-4, 20901-5
 - Laptop has all addresses, but not in the correct order
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10. New Business

- Property at 2520 is now in compliance
 - Re-inspection required; property to be written up again for October compliance review
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11. Next Inspection Responsibilities

- **Zone 1:** Peggy Lindquist & Nancy Piscioneri
 - **Zone 2:** Dennis Rathburn
 - **Zone 3:** Mike Fell
 - **Zone 4:** Joyce Foreman & Sue Gregor
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12. Adjournment

The meeting was adjourned at **2:30 PM**.

Next Meeting:

Thursday, October 9, 2025, at 1:00 PM in the HOA Conference Room.

Respectfully Submitted,

Susan D. Gregor

Secretary, Grounds Committee