



Belsera's Landscape Committee Meeting Minutes

Time: Sunday, May 20, 2007 at 10:30 AM – 11:30 AM

Attendees: Wanda Arsulich, Maxine Quinn, and Susan Leverenz
Absentees: Anne Hoffman, Richard Adolphson, Karen Stiles, Leslie Pembrook

Order of Business:

- Adoption of Meeting Minutes: The Minutes from the 04.15.07 meeting were reviewed and approved.

- **Old Business:**
 - a. **Brush Removal.**
 - (1) Susan: Hazard of snake bites makes it inappropriate to enlist the aid of the Boy Scouts to remove brush as a service project.
 - (2) Maxine: Spoke with Deputy Fire Marshall, Barbara Favor, (619) 533-4424; she checked the Belsera area in April 2007 and there is currently no fire violation. She will check late in the summer. It is required that brush is controlled 100 feet from structures and Belsera meets that requirement. Previously contacted San Diego City, Brush and Weed Removal (our file #06000896, Sequence #2); the City will not issue a permit to clear unless there is a violation. We are not in violation, and therefore the City will not issue a permit to clear.
 - (3) Wanda: Goat Report. Contacted Jan Eby through Jay Wilson in Councilman Madaffer's office, to inquire about use of goats for thinning brush. Jan Eby to supply the contact information; was not sure of the price; and would suggest we contact and acquire bid quotes for the job. The Goat Herders will manage the goats while on the property.

 - b. **Tree Trimming and Stump Removal.** One Trip removed the following:
 - (1) Removed dead: Eucalyptus tree (1); Melaleuca tree (1); Bradford Pear trees (3); Alder tree (1); and removed branch from Bradford Pear leaning into Lamp post.

 - (2) Stump ground below grade of: Melaleuca – 12" in 6'x8' area; Bradford Pears – 10-12". Alder was not cut 4-5 feet off ground for future Raptor Perch; will see about stump grinding for free on their next visit if we need to remove 3 Box Alders and fallen tree over walking path.

 - c. **Removal of Phoenix Canary Date Palm.** ATLAS removed the tree on April 19th. After trimming the crown, the entire remainder of the tree was pulled out; loaded on truck and hauled away. ATLAS returned the following Wednesday and ground out the stump. All electrical spots lights appear to be undamaged.

 - d. **Smart Program Grant.**
 - (1) Awaiting Benchmark's map of areas improved once completed.
 - (2) Benchmark volunteered to have their credit card used to initiate Satellite \$10.00 monthly monitoring fee to operate the Controller. Benchmark will be reimbursed monthly for the fee by the Board.

 - e. **HOA Member Concerns addressed during previous month:**
 - 1) April 17, 2007: Homeowner sent word a broken sprinkler head was erupting into a geyser at 10:30 pm and watering the second floor balcony area at 11238 Portobelo

Drive. Benchmark responded and turned off the water. Repair completed on April 18th to a broken line under some roots. Erupted again on April 24th and Benchmark took care of the problem on April 26th.

- 2) April 23, 2007: Homeowner at 11346 *Playa Cancun* reported the lawn behind the unit appeared to be dying for lack of water. Benchmark investigated and found someone had turned off the valve manually. They turned it back on and it now is working properly.
- 3) May 6, 2007: Homeowner wanted to know if the Landscape committee would address the areas under the stairwells that have been left barren and hard packed. Responded that at this time, the Committee needed to wait to see if there was any money left over from construction to address replanting. At this time, there is no money to refurbish in the budget. We will address this issue again in the future.
- 4) May 7, 2007: Homeowner at 11306 *Camino Playa Cancun* again mentioned ruts from the riding lawnmower in grassy area and the Cape Honeysuckle was in need of trimming along Portobelo Drive. Benchmark addressed the problem.
- 5) May 7, 2007: Homeowner at 11316-2 *Camino Playa Cancun* mentioned a tree at the entrance of the unit was scratching the building and windows causing scary noises at night; requested Benchmark to trim the branches.
- 6) May 8, 2007: Homeowner at 11316 *Camino Playa Cancun* requested Benchmark to check fingers and behind carports and street for lack of irrigation. Benchmark reported Nautilus or someone had turned off water to fingers. Checked and found irrigation was OK, and the water behind the carports was plenty. **Homeowner requested it be checked again.**
- 7) May 10, 2007: Response from Nautilus that they had capped sprinklers in area of construction. Requested that they uncap sprinklers not directly under stairwells when finished, so vegetation that was without would now again receive water.
- 8) May 10, 2007: Benchmark checked small lawn area at 11154 *Portobelo Drive* regarding slope and drainage/water problems. Again looked at capped sprinkler heads remaining after stairwell reconstruction.
- 9) May 17, 2007: Homeowner at 11350-2 *Camino Playa Cancun* reported the sprinklers were stuck on the up position; Benchmark checked and took care of the problem.

- **Walk-about.** Benchmark, CBM, and Landscape Committee Members are scheduled for **Thursday, May 24, 2007 at 7:30 AM** for a tour of the property.

Action Items to be addressed during this month's walkthrough (Maxine):

1. Fallen tree over the trail behind lower Belsera. This is a scraggly tree, and its weight alone caused it to topple over the trail. Temporary measure is to cut a hole through the branches so walkers and bicyclers can make it through as a part of Benchmark's regular maintenance. This is in the easement we have with the Park Department and Belsera is responsible for removal.
2. Check on three (3) Box Alder's in large east grassy area of lower Belsera. They appear to be dead. Report status.
3. Check on Loquat tree near lower pool area. This tree seems stressed and dropping leaves.
4. Check on sprinkler heads near completed stairwells to make sure those that can be uncapped - have been, to restore what we can of the trampled vegetation.
5. Obtain Maintenance Schedule for Belsera. We have 8 Controllers. Benchmark to mow and blow on Thursdays and Fridays. On Monday thru Wednesday 2 Controller areas (one in lower Belsera and one in upper Belsera to be detailed).
6. Check on Fingers and carport area. Per the request of the homeowner, 11316 *Camino Playa Cancun* will be checked again.

- **Benchmark's Monthly Invoice and Invoices for Other Repair Work.**

1. May Invoice; approved for payment - \$12,905.00.
2. Invoice; approved for the previously approved estimate to repair a broken irrigation pipe underneath the driveway in front of 11036 *Portobelo Drive*. Water was coming up through the cement and the lined had to be isolated - \$617.00
3. Smart Program Invoice; approved invoice for \$7,937.65 of which \$5,000.00 to be reimbursed through the Smart Program after inspection and sign off. Invoice approximately \$400 lower than estimate quoted.

4. Proposals for Refurbishing lower Belsera areas and the Pool Areas: Approved by the Board on May 15th. (Original proposals were reduced by \$2,380.00 dollars) for a total cost of \$6,302.00. Work to begin the first part of June.

- **Web Site.** May's Landscape Announcement was been posted on the Website.
- **New Action Items.**
 - a. Landscaping Budget Proposal for 2007-2008. Susan to review with Benchmark.
 - b. Refurbishing Roger's place: see Proposal from Benchmark. Wanda to present proposal, and pictures of shrubs and groundcover, to homeowner for approval.
 - c. Tree Trimmer Contract. Wanda and Maxine to contact True Green for an updated proposal.
 - d. Cleanup in Pool areas. Susan to contact Karen Otter regarding the poor quality of maintenance in the pool areas. Benchmark has been maintaining – and this is not part of their scope of work. Inquire as to contract for maintenance and status.
- **Next Meeting.** The next Landscape Committee Meeting is scheduled for June 17th the Sunday prior to June's Walk-about on June 18th.
- **Adjournment.**