

**BOARD MEETING
POND DREDGING PROJECT
THE SEASONS AT TIARA RADO HOMEOWNER'S ASSOCIATION
SEPTEMBER 13, 2018**

Redlands United Methodist Church
527 Village Way Grand Junction, CO

Board Members Present: Dan Buckstein
 Ron Lease
 Dave Boote
 John McCarney

Members Present: Jack Acuff, Carolyn Brown, Jodie Goddard, Sally Hall, Ken Heitt, Margy Heitt, Becky Jensen, Carol Kissenger, Judy Lease, Eileen Lepisto, Brian Olson, Joyce Olson, Heidi Schoenstein, David Siemsen, Diane Siemsen, Marlys Solberg, Perry Solberg, Bob Whitehorne, Janice Wuerker, & Cathy Zippert.

A quorum of the Board was established by Ron Lease, Treasurer, in Secretary Tom Mahan's absence. HOA member Bob Whitehorne was temporarily appointed to record the minutes of the meeting.

The meeting was called to order at 4:03 PM by President Dan Buckstein.

President Buckstein introduced new board member John McCarney to the attendees. John has been appointed to complete the term of departing Board member Carolyn Jayne.

Information Agenda:

A. Overview of Retention Pond Maintenance Project.

President Buckstein stated that the purpose of the meeting would be to present the working plan to perform needed maintenance on the irrigation pond, and then to open the meeting to discussion and questions from HOA members.

President Buckstein introduced two invited guests:

Russ Swanson of Bookcliff Gardens, the primary landscaping and irrigation contractor for the Seasons. Paul Horbets of Hi River Construction, the contractor tentatively selected for the pond dredging and re-sealing project.

Mr. Swanson provided a brief review of the challenges that the current state of the pond presents to his team's efforts. The primary purposes of the pond are to provide a storage reserve of irrigation water during periods when the flow of water from the ditch is curtailed, and to provide a place where sediment can settle out of the water before it enters the distribution system. The current state is that the pond is now filled with sediment to such an extent that its holding capacity is insufficient to meet our irrigation needs, and the water that is distributed contains too much sediment, causing clogging in

the distribution lines, and an overload on pumping and filtering equipment.

Mr. Horbetz then gave an overview of the proposed project:

1. Dredge out and haul away accumulated sediment using heavy equipment.
2. Create a dam below the surface near the pond intake pipe which will cause sediment to settle out in a restricted area instead of all the way across the pond, making future maintenance simpler and less expensive.
3. Seal the the pond bed with bentonite. The bentonite would be tilled into the soil which currently sits on top of the existing pond liner.
4. Reshape the pond around the banks, creating a gentler slope to discourage erosion, and hardscape the banks with cobble and heavy-duty landscape fabric to suppress plant growth.

Mr. Horbetz estimated that the time estimated for this work would be about two weeks, and that there were no calendar-related restrictions. President Buckstein stated that a strategy for accessing the pond area with the heavy equipment is being formulated.

President Buckstein then opened the meeting to questions from attendees.

Brian Olsen asked when the assessment notice would be sent to homeowners. President Buckstein responded that a firm date has not been determined. He then reviewed the bid received from Mr. Horbetz:

For pond dredging, shaping, and bentonite lining: \$23,196.

For peripheral improvements (cobblestone buffer and fabric): \$6,789.

Total: \$29,985 total, or \$208 per property.

Dave Siemsen asked how the sediment would be removed. Mr. Horbetz responded that an excavation vehicle, such as a backhoe, and dump trucks would be used. Dave then asked about how the equipment would get to the pond. Mr. Buckstein replied that the preferred access would be via the "LOT D" easement between 442 Whitetail Lane and 454 Seasons Drive, and the secondary option would be along the lower pond path running adjacent to 453 Whitetail Lane.

Carol Kissinger asked for more detail about the peripheral work around the pond, which president Buckstein then provided. Carol then asked if a diagram of the new pond configuration could be provided. The contractors did not have a diagram. They offered more detailed description of the pond shape and appearance.

Carol then asked about what amount of the association's current reserve would be applied to the cost of the project. Treasurer Ron lease replied that the association's total reserves were \$31,500, but did not state what portion of that amount would be spent on the proposed project. Carol then asked how the \$208 per-household figure was reached. President Buckstein replied that the figure was derived by dividing 29,985 by 144. Carol then asked why all HOA members are assessed, when only some properties are affected. President Buckstein responded that under our rules, all members share equally in the cost of common area maintenance. Carol asserted that this policy was not always followed

consistently in the past. President Buckstein responded that it is the policy being followed by the current board. One quick note, upon further review after the meeting concluded, Mr. Lease modified his earlier statement concerning the balance for the association's total reserves figures from \$31,500 to \$19,631.54.

Becky Jessen stated that there have recently been several suspensions of water delivery caused by electrical problems, and asked how that problem is being addressed. President Buckstein responded that the age of the system is a factor, and that the sediment problem now being addressed exacerbates the electrical problems.

Jack Acuff expressed concern about replacing the current pond liner with bentonite, stating that bentonite is notorious for leaking, and that a leaking pond could be a disaster for some home sites. He noted that when the pond was originally built, the city engineer required a liner to be installed. He stated that in his experience, qualified contractors have the tools to safely remove accumulated sediment without disturbing the existing liner while leaving a protective layer of dirt over the liner adequate to protect it. His opinion was that the section of the existing liner that is under that protective layer is probably in good shape, and that the areas that have deteriorated due to exposure to the elements could continue to be repaired as needed. Treasurer Lease responded that bentonite is used widely in the valley to seal retention ponds. Mr. Acuff replied that not all ponds are alike, and that our subsoil is very sandy, so a leak would cause major structural problems to properties in its path. Mr. Acuff also asked if the city had signed off on the project, and if a permit was required. The board was not sure, and agreed to find out. Mr. Horbetz agreed that the buried section of the liner was probably in adequate shape, and that he could perform the dredging work while leaving it in place. Mr. Acuff strongly recommended that the board consult with the city engineer or another qualified engineer before proceeding. President Buckstein responded that the board would be diligent in its pursuit of the best solution.

Kathy Zippert expressed concern about the deterioration of the esthetic appearance during the winter months for the past three years. The board gave assurance that this would be corrected, including the removal of pampas grass.

Heidi Schoenstein recommended that crushed rock be used around the bank instead of cobble, to prevent the rock from sliding / rolling downhill into the pond.

Mr. Swanson stated that he had no problem using crushed rock.

Carol Kissinger requested that the use of blue dye be resumed or increased to enhance the esthetic appeal of the pond. Mr. Buckstein pointed out the dye that has been used for the past seven plus years is not recommended for ponds that have in and out flow as stated on the label of the bottle. Whatever benefits gained from the dye application is lost within five to seven days due to the dilution rate. The dye is applied to the pond periodically but not on a set schedule.

President thanked the attendees for participating, and adjourned the meeting at 5:05 PM.

Respectfully Submitted,
Bob Whitehorne, Substitute Secretary