

Crosspointe Open Space Committee Meeting Minutes

Nov. 1, 2017

Call to Order – After determining that a quorum was present, Chairman Stuart Copan, called the meeting to order at 7:00 p.m.

Attendance – Committee Members - Stuart Copan, Sharon Batie, Justin Banford, Keith Dowgewicz, Andrew Haskins, Paulette Kopstein. BOT Representative – Ed Mills. Community Manager – Heather McDevitt.

Resident – No residents in attendance.

Review of Minutes: Minutes corrected and accepted.

Old Business

T24 Oak Chase Pool – T31 slope near intersection with T24 Trail at bridge-Recondition/Repair follow up (#22). Committee members to meet at the site to determine if TDS made the gulleys deep enough. **The next field trip will be Sat., November 11 to view this and other sites on the Open Space Tracking list (Attachment A). Those participating should meet at the community Center at 9 am.**

Trail Signs – Status Ed (#54) Nelson unable to attend. (Needs task list number assigned to this issue.)

Crosspointe Animal Hospital Tree Replacement (#2) Veterinarian has given a \$4,000 deposit for the trees to Silverbrook Nursery. Buzz, Silverbrook Nursery, is willing to work with OS on placement of trees.

Issue of limited area to plant both Crepe Myrtles and Maples was discussed. Paulette will coordinate with Silverbrook Nursery.

Sink hole behind 9614 Gauge Drive (#37) Justin Banford, OS member, asked Intertek-PSI to come out and inspect the sink hole at Gauge Drive. Swapna Danda, geotechnical engineer, and a partner walked, probed and inspected the sink hole. They provided Heather with a summary as to how to correct the sink hole which is attachment 2. There is no charge for this “friendly” advice since it

cannot be taken as a Professional Geotechnical Report. Swapna thought the \$25,000.00 bid seemed like overkill for the sink hole.

Heather suggested that a RFP based on the instructions be developed. Once the specifications are created she will send them to TDS, PSI and possibly Drainage & Erosion Solutions LLC.

The RFP should request that suitable clay be dumped into the hole and tamped down so that it is 1 ft. higher than the area around it. That would keep the hole from filling up with water and slow down the deterioration of the site. What to plant on the site will be determined later. Little blue stem (a native grass) was suggested as a ground cover. The site would be monitored to see what the results is over time. As the community ages this is going to continue to be an issue until the stumps that were buried rot.

Cost not to exceed \$10,000.

Benches around Heron Pond – (#55) (Needs task list number) Heather reported that the Girl Scouts had purchased the benches and they would be installed within the week. When asked where they would be placed there was no map to indicate placement. Ed thought one was being placed behind Sharon Batie's house, 8414 Lake Crest Terrace, in the open space by the water which is used as a fishing spot. No one was quite sure where the other benches would be placed.

Sharon Batie, OS member, objected to the benches being placed without following the community's policy of due process. If we change something that was not originally in place when the house was bought the effected homeowners would be informed and given time to respond either in writing or by attending a OS meeting and speak regarding the change.

Homeowners on Heron Pond need to be notified of the plan to add benches around the pond, see a description of the benches, know how they will be installed, maintained and where they are proposed to be placed on Heron Pond.

The Batie's do not want those who are on Heron Pond after dark to have a place behind homes to sit and smoke marijuana and drink alcohol. Sometimes they park on Lake Crest Terrace and walk in between houses to get to Heron Pond. Do not enjoy picking up their beer cans, etc. At times policing of this area has been arranged by the BOT.

Sharon requested that the benches not be installed at this time and due process be followed.

Asphalt work from Crosspointe Drive down the hill to the pond () (*Needs OS Task List Number*) – Some question as to the height of the completed path. Contract will be reviewed to determine if the old asphalt was to be removed. Shoulders of path need to have dirt added so there is not a drop off. This was not part of the contract.

No provision for drainage was made. The pre-existing drainage pipes that were under the path didn't seem to be functioning.

2018 Budget submission – OS committee reviewed new budget. BOT wants more detail regarding how projects will be maintained.

Status of ditch cleanout at 8341 Argent Circle T3 (#9) Heather reported that it has been completed.

Status of felled tree removal from 8412 Lake Crest Terrace (#12) Heather is still waiting for an estimate from the tree removal company. They are backed up and will get to us soon as possible. Estimate should show the cost of 50% removal.

Quote for 8661 Chase Glen Circle T25 erosion over pipes (#16) Heather will ask the contractor for a proposal as to how to fix this area. The original pipes installed are not capable of carrying the run off.

8304 Peach Ct (#29) Meadow behind homes – After listening to home owners who attended OS meeting or submitted comments in writing, the meadow will be left natural and no trees are to be planted in it.

8652 Chase Glenn Circle (# 38) Status – After the Sept meeting a quote was requested for removal of wood stacked in the open space. Heather will request a quote for this work again.

Silverbrook Rd and Oak Chase Circle (#44) entrance fence Chippendale white wood sections have rotted out again. OS would like Heather to get estimates for replacing the wood with an aluminum fence design similar to what presently is at the Glen Eagles pool.

8300 Crosspointe Dr (#47) Junk has been removed from pipe

Re-do all gravel areas (#46) Discussion of durability vs cost. vs longevity for material used for trail surfaces. It appears that the crushed concrete has not been as successful as first thought. Heather will research information on crushed concrete and 21A material for the next meeting. Perhaps asphalt would be the best way to go even though more expensive.

8633 Cross Chase Court (#48) Need to visit this area on Nov. 11 field trip. Dead tree removed.

8284 Armetale Lane (#49) Trail - What was the issue? Visit on field trip

Entrance to Crosspointe Dr (#30) Proposal from Kyle Thurman, Environmental Enhancements reviewed. Includes replacement plants at each of the entrances. removal of lavender. Lavender to be replaced with Gaillardia (Blanket Flower)

Blanket Flowers have to be dead headed in order to keep blooming and are a short-lived perennial (2 yrs.) Recommended that we find a low native ground cover to replace lavender and sedum at all entrances.

This is not the best time to be putting in new plants in the entrances because they will not have enough time to get established. Would like Heather to contact Pro Grounds and have them remove unattractive lavender and sedums from all entrances. OS will identify a replacement plant for these areas.

Will have trees, shrubs and perennials replaced in the Spring.

New Business

9409 Eagle Trace (#51) common area clear cut - Heather will check with Pro Grounds to see if they cut it in error. If they didn't a letter will be sent to the homeowner to stop cutting it.

8317 Armetale Ln (#52) hole under the concrete yard drain in open space - Heather called in a work order to the county (Emily) has been out to visit the site. This was about two weeks ago. The county will take care of the repair.

8154 Old Barrington Blvd (#53) grass on slope eroding on petroleum easement. Grounds company to overseed in spring. Too late to do it this year. Too many

areas in the community that are bare spots, Too much \$ to contract for top soil and seed in every common area bare spot. Try the seed to see if it works.

9301 Meadow Crossing Way (#50) Visit and if necessary send letter to the homeowner to clean up the common area next to his house.

Cross Oaks Court (#24) the trail has now been repaved but grass was uprooted in the homeowner's yard to the right side. Seed has been put down. See if it grows and, if not, correct problem in the Spring.

Miscellaneous

Ivy Green Lane – Was a HOA letter sent? (#) Not yet. OSC agreed that letter should be sent.

8619 Oak Brook Lane Trail destroyed – Tell home owner not to pay their contractor. Letter to owner about destruction of common area asphalt trail – contractor needs to repair trail before work is finished or owner will be responsible for asphalt trail repair.

Attachments:

A Open Space Task List

B Friendly Advice

C Crosspointe Trails Overview

Respectfully submitted Wednesday, November 8,

Sharon Batie