

MEETING MINUTES - Clearwood Community Property Committee

Disclaimer: Liaison will abstain from voting on issues that require BOD action. Voting tally will assume all in favor of motion unless otherwise stated.

Meeting

Date	Thursday, June 11, 2020
Started	7:00 PM
Ended	8:30 PM
Location	Zoom Meeting
Purpose	Regular scheduled meeting
Chaired by	Brandon Schock
Recorder	Ron Parsons

Approval

Minutes approved on: Not yet approved

Attendance

Present: Ron Parsons, Malinda Poirier, Hank Risen, Brandon Schock, Cookie Skelly, Walter White
Absent: Christina Audley

Invited guests: Craig Adams, Herb Shaw

Meeting documents

Minutes

1. CALL TO ORDER AND ROLL CALL:

1.A. CALL TO ORDER & ROLL CALL

Meeting called to order by chair at 7:00 PM 11 June 2020

Status: Completed

2. COMMUNITY GUESTS IN ATTENDANCE:

2.A. COMMUNITY GUESTS IN ATTENDANCE

Craig Adams

Herb Shaw

Craig Adams requested to sit in as a prospective committee member

Herb Shaw asked by Cookie to attend to provide some historical perspective on lake management and current recommendations that he may have concerning the present lake status.

Status: Completed

3. APPROVAL OF MINUTES:

3.A. APPROVAL OF MINUTES

Minutes for the May 14, 2020 meeting were motioned by Walter with a second by Cookie for approval as written. Minutes approved.

Status: Completed

- Minutes-2020-05-14-v1.pdf
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4. BOARD LIAISON/MANAGEMENT REPORT:

4.A. BOARD LIAISON/MANAGEMENT REPORT

See comments under Task List

Status: Completed

- May 2020 Board Level Task List.pdf
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5. AMENITY REVIEW & WORK PARTIES:

5.A. AMENITY REVIEW

Schedule June Section 6 amenity review.

Brandon asked for volunteers to meet for a walk through of Area 6. This area covers Horseshoe Lake, Perimeter Park, and trails within this area. Ron and Craig agreed to meet Brandon at 10:00 AM the following Sunday.

Status: Deferred until 6/14/2020

- Section 6.pdf
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5.B. WORK PARTIES

Possible work party for section 6? or other area?

Due to Covid-19 restrictions no organized group work parties met. However Cookie did report that she has kept busy with trail maintenance around the Otter Beach area.

Status: Completed

6. NEW BUSINESS ADDED TO AGENDA:

6.A. NEW BUSINESS ADDED TO AGENDA

Status: Completed

6.A.1. Sign Cleaning

Malinda proposed to the group that as soon as some Covid-19 restrictions are relaxed the CPC should plan to do some basic cleaning on the metal road and trail signs within the community.

Tabled to next meeting

Status: Deferred until 7/9/2020

7. APPROVAL OF AGENDA:

7.A. APPROVAL OF AGENDA

Ron made a motion to approve the published agenda and was seconded by Walter. Approved by group.

Status: Completed

8. OLD BUSINESS:

8.A. Longmire Landscape Wall

This is a vision that was brought to the CPC Members. CPC would like the Board to consider a landscape wall for Longmire (see attached pictures; one with landscape wall and one without).

Erosion Problem:

Erosion has occurred due to the fact that this hillside is so steep and it has so many small rocks that slough off and roll to the bottom.

Eye Sore Problem;

This hillside has for at least ten years been over run with black berries. By removing the black berries (maintenance and CPC) the beach area has regained at least two to four feet in some areas. This hillside could be turned into a site to be proud of.

Solution:

Landscape Pavers - No Cost: Repurpose the paver stones from Reichel Beach retaining wall (project) to be used for the Longmire landscape wall. This would take care of what to do with the pavers removed from that project.

Labor Cost - No Cost: (not saying this is the best way) The military has a program where they can earn points for volunteering. Clearwood has a waiver that can be signed by the military workers.

Material (soil) Back Fill - No Cost: Maintenance pays to remove a mountain of fir needles every year. Fir needles make the best soil after it decomposes which will be used as fill behind the landscape wall.

Plant Material - No Cost: Ferns grow everywhere and can be added to help retain the slop. Garden Club also could get involved for this project at no cost.

Permit - No Cost: No permit needed from Thurston County if the landscape wall does not exceed 3 feet 11 inches (red book rules and regulations Defining Retaining Walls)

Cookie developed a written plan and basic sketch to illustrate her suggestion for placing a retaining wall at the base of the hill below the Longmire restrooms and the adjacent beach area. Malinda advised that she will present the plan to the BOD at their next meeting.

Status: Completed

- Longmire Bank without Landscape Wall.pdf
 - Longmire Bank with Landscape Wall.pdf
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8.B. Scotch broom count within Clearwood

Proposal that the CPC do a community walk through sometime in May looking to provide information within Clearwood regarding Scotch broom.

Information Below:

State Agency to Count Scotch Broom, Asks for Help From Residents

http://www.yelmonline.com/news/article_3e7892a9-0368-5a0a-9cad-ad9d9edd01ac.html

<https://invasivespecies.wa.gov/report-a-sighting/>

#TheGreatScotchBroom2020Census (Facebook, Instagram and Twitter)

Ron briefed the group regarding the Statewide Scotch Broom census that was in progress in May. He noted that there several areas where the plant is growing and spreading within the community. Herb Shaw provided some insite on this issue as a former employee of Pierce County weed control program. Very difficult to control once the plant is established, eradication is very labor intensive, and disposal of material once removed from the ground can be problematic. The census ended in May. Some of the concerns about participating in a program of this sort were 1) is community accountable for eradication once identified, (Herb did not think so as private land owners are not fined or otherwise threatened with legal action from the state as the weed is not considered NOXIOUS) 2) Can the community hold owners accountable for clean-up on private property. No motion to act on this issue at this time. Walter asked Ron to send him some of the brochures and other literature from the State and he would compile it into an information packet that he will place on the CPC webpage available for review by the entire community.

Status: Parked

9. NEW BUSINESS:

9.A. CPC Budget

Brandon confirmed for the group that we have been given \$225.00 for this year. Brandon will maintain an itemized accounting of expenditures that will be forwarded to the BOD via the finance committee.

Status: Parked

9.A.1. Planters

Malinda volunteered to get the plants and planters for the office front railing. Ron and Craig volunteered to do the planting.

Status: Parked

9.A.2. Fertilizer

In light of the lateness of the planting season and no water available via irrigation the group opted to not purchase any new plants but will by soil amendments for existing plants within the community.

Status: Parked

9.A.3. Plants

Discuss plants and locations for 2021 grow season.

We will develop a plan for next years planting season as soon as the 2021 budget has been provided.

Status: Parked

9.B. Reichel Beach Cabana Damage

Skateboarding on the tables and benches is breaking the edges

Cookie reported that some people were riding skateboards on the picnic tables and Reichel Beach. There was some damage to one of the benches. A neighbor in the area photographed the damage and confronted the boarders. She reported the incident to Cookie who brought it to our attention. Walter advised that she needs get pictures of the people in action and send the pictures to the community at large and to the Clearwood Office. Walter

CLEARWOOD COMMUNITY
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also recommended to the group that we should access the Clearwood Homepage for information regarding Board Meetings, Maintenance activities and use as a communication portal to the powers that be. Until full access is available at the front office this is the best way to get your concerns to someone that do something about them.

Status: Parked

9.C. Lakes

Herb Shaw

Herb Shaw spoke to the group, at the request of Cookie, regarding the management of the lakes within the HOA. He provided Cookie a binder of past contracts for weed eradication applicators, State and County permits and point of contacts for future requests, current status of lakes and any upcoming treatments. Ron asked Herb to provide some guidance regarding the Scotch Broom initiative, see earlier discussion under old business. Herb also notified the group that he is selling his house in Clearwood and will be leaving the community soon. Herb will be sorely missed for his expertise and his never ending community dedication to make Clearwood a better place. Thank you to Herb and Elayne for all of the steadfast community support and CPC guidance that you provided. We will miss you.

Status: Completed

9.D. 2020-2021 Reserve Projects

Malinda and Walter provided an overview of pending funded projects within the HOA. Both recommended that the group read the HOA website for further information.

Status: Completed

- General Reserves Projects for 2020 and 2021.docx
 - Mailboxes Vision.doc
 - Office Vision Updated.doc
 - Tennis Courts Vision.doc
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9.E. Amenities Maintenance Schedule

Brandon, Ron and Craig walked area 6 on 13 June 2020 to evaluate any maintenance concerns of the amenities around Horseshoe Lake and within Parimeter Park and associated trails. See attached document for findings. Brandon forwarded the findings to the GM and Liaison for BOD review.

Status: Completed

- 2020 Section 6 Amenity Review.pptx
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9.F. Chemical Weed Control

Walter expressed concerns that someone, he assumed it was the maintenance department, sprayed a weed defoliant in a public area. He noted dead and dying weeds along the edges of the area where he walks his dog. He expressed two concerns and one suggestion. 1) Should a poison be utilized in a public area? and 2) If a spray is necessary to control unwanted vegetation should the area be marked as being sprayed? 3) He also asked if there is an a more "organic/natural, i.e. a Vinegar preparation spray could be utilized. Henry provided some guidance regarding the use of sprays or weed control. He is a certified applicator for these chemicals and is very familiar with their usage. He felt that if the maintenance crew was a certified applicator then some assurance of safety is inherent in the use. He did agree that some type of marking of sprayed areas, especially where the general public could have an exposure, would be an appropriate. He also stated that the use of "organic sprays" is very costly in materials and man hours.

Status: Parked

9.G. Clean Park Signs

June 2020. The group discussed this idea and felt that it was an excellent task for the CPC to do. As there are new families moving into the HOA this would be a very nice and necessary thing to do. This tasking does not require a large group to accomplish the mission. Individuals can easily do this in their own neighbor hoods and not violate and Covid-19 concerns. No motion made to put this into action.

Status: Deferred until 7/9/2020

9.H. English Ivy Pool Trees

Walter asked Henry if cutting the vines growing up the trees in front of the pool was a safe and necessary idea. Henry agreed that most vines are invasive and given enough time will kill the trees. He recommended that cutting the ivy away from the tree was a good idea, but care should be taken to not damage the tree bark.

Status: Deferred until 7/9/2020

10. CPC MEMBER COMMENTS:

10.A. CPC MEMBER COMMENTS

Status: Completed

11. CLEARWOOD GUEST COMMENTS:

11.A. CLEARWOOD GUEST COMMENTS

Craig was invited to think about becoming a voting member of the CPC and he said that he will consider it. He did say that he would like to volunteer for work projects as they come up. He was assured by Brandon that the CPC never turns away workers. Craig also stated that he would like to participate with the Area 6 walk about. He is relatively new to the community and would like to learn more about the community at large and felt that this would be a good way to do that. Brandon assured him that he was welcome to come with the tour of Area 6 amenity review.

Status: Completed

12. ADJOURNMENT:

12.A. ADJOURNMENT

Ron motioned that the meeting be adjourned and seconded by Walter. Motion approved.

Status: Completed
