



Summer Hill HOA Board Meeting

Minutes November 9, 2023 6:30 PM

IMPORTANT NOTICE – A few residents have asked about live meetings vs. Zoom now that Covid is over. We are currently using Zoom as it is more convenient for the Board Members and we have so few residents attending the meetings regularly.

You do not have to “sign-up” for Zoom as a special app on your computer or phone. Just use the link that is posted with each meeting notice. At the end of the meeting you will automatically be signed off. If you have any additional questions, please let us know on the Summer Hill email.

There will be a special in-person meeting to discuss the Wall at the Bray Educational Building on September 14 at 6:30. It is open to the entire HOA.

The Annual Meeting in April 2024 will be an in-person meeting.

Meeting location September 07, 2023: ZOOM

Join Zoom Meeting

<https://zoom.us/j/91507283654?pwd=ZzNCQXM0UUI6UWFERkdaSmkxZDJRdz09>

Meeting ID: 915 0728 3654

Passcode: 478108

Ken Stephenson will lead the meeting

Meeting called to order at 6:30

Board Members Present: Ken Stephenson, Terry Wilson, Kathy Moran, Jean Gauley, Liz Beerman

Residents: Winders, Hoffman, Renee Paul, Griffith, Karen, Greg Meier, Hassell

Guests: Andrea Gatz: Conservation Corps

Judi DeVore

Holly (CMU senior)

A. AGENDA

1. Establish Board Quorum
2. Proof of notice of meeting: email, permanent signage at entrances
3. Approve Minutes from prior meeting September 07, 2023
4. Approval of Financials through October 2023



A. Member Requested Presentation (see attached Addendum A)

Dear Summer Hill HOA Board Members:

Please find attached a letter to the board requesting time at the November 9 Board meeting for discussion about some concerns that I and other residents have about some key land and water use issues within the development. You will see that I am not just raising issues, but I am also proposing pathways toward resolving these issues and enhancing the sustainability, visual appeal and property values within Summer Hill.

If you have any questions, please let me know.

John and Patty Winder

Invited Guest: Andrea Datz from the Mesa County Conservation District

John Winder: Natural Resources Conservation Services

1. Expertise in soil and water management. There is interested in working with Summer Hill HOA.
 - a. Looking at funding opportunities but cannot happen until Board agrees that we are interested in pursuing it.
 - b. Having knowledgeable partners within the Grand Valley area interested in conservation and dealing with this areas specific problems.
2. Andrea Datz, manager – Mesa Conservation District came about as a result of the dust bowl. Conservation districts are the local expertise for the people who are living on the land and in the area.
 - a. Well positioned to help private land owners related to conservation of natural resources.
 - i. They are interested in working with SH as they have been engaged in conversation with a large variety of state resources as we all have serious concerns regarding water, availability, climate etc. leading to hotter and dryer conditions.
 - ii. At the latest planning conditions they could change code to impact new developments and landscaping. Harder to do in established communities that are asked to look at whether or not they are truly water wise.
 - iii. Looking for a community (HOA) that may be willing to be a case study as an established community with existing landscaping and work to become more water wise.
 - iv. Last Monday Grand Valley Water Committee had inaugural meeting. Interest is there to launch
 - v. Problem they are trying to address: HOA's with lawns have water runoff with chemicals (fertilizer and herbicides) that go into the rivers and streams.
 1. Water quality and impact on fish and wildlife
 2. Turf replacement program: replace turf with water wise landscaping
 - vi. What would you like to address in SH
 1. Acreage below "wall" has been planted with native grasses and has been overwatered and alkaline soil is beginning to show



2. Erosion control and better use of that hillside
3. Invasive species growth and control
4. John Winder: problems in SH
 - a. Soil stabilization under the “wall”. Might there be a landscape solution? Windbreak, replace with something living, etc. Still at a discovery level and Conservation Committee is in discovery and is looking at opportunities and possibilities.
 - b. Assess what we are currently doing and what could we be doing better? Unless we can identify and mitigate it will just continue to get worse.
 - c. Fertilizer runoff, algae bloom in lower pond, discover what is happening with lawn application runoff in our ponds.
 - d. See letter that John Winder sent to community for more in depth look at what is currently happening and damaging the community.
 - e. Objective to improve the quality of conservation resources in the community. Want to investigate funding possibilities. NRCS- Natural Resources Conservation Service is interested in partnering as a resource with interested communities.
 - f. Objective of their presentation tonight: Want board approval to go forward and establish a plan to bring information, strategic suggestions and potential funding resources to the SH Board and community.
5. Looking to have some answers available as early as the spring to be able to help guide us and WD with lawn maintenance and water use
 - a. Andrea suggested that perhaps a student may be interested in a Capstone project. Holly a graduate this year at CMU suggests that a student would use us to take on our project as their senior thesis. Continual progress reports and access to liaison with professors. End of semester a major presentation with a laid out plan, budgets and resources.
 - b. Updates: John to Andrea to board. John believes that as a single point of contact with help from Renee we have support for the program.
 - c. When a student is on the property are they insured? Students would meet with John, take photos, measurements of soil etc.
Would not be on property too much.
3. Motion to support the group – Liz with Ken as a second. John Winder is identified as the leader for this project.
 - a. Motion approved.
 - b. Andrea Gatz, Judi DeVore, Holly, John Winder - resources



B. Old / In Progress Business:

1. COMMITTEE REPORTS

a) Landscaping – Terry update

- i. Request for Quote going out to WD Yards for the 2024 contract bid.
- ii. Setting up a meeting with WD and involved board members to review 2023 performance and specifically indicate what was “done well and what could be done better.”
 1. Lynn Wilson request for cleanup behind their home
 2. WD coming to next Board Work Session Monday November 13 at 3PM
- iii. Big thanks to E&E’s
- iv. Winter Work: why and how we can maximize our expenditures by using suppliers at that time.
 1. Potential upcoming winter work (based on quotes yet to be received)
 - a. Construction of West Pond Pump House
 - b. Removal of encroaching elm trees onto resident properties
 - c. A/C in Middle Pond Pump House
 - d. Haven Hill pond edging and cattail removal
 - e. Extended weed work in Transition Garden

b) Ponds and Ditches – Ken update

1. Thanks to Lynn Lickers and Dan Wilson for help in determining scope of work required as well as possible solutions.
2. Dowd Excavation has given us a bid for 4 creeks: Upper Leach, Lower Leach, Muskrat, and Salt Brush
3. Also getting quotes for cleaning and clearing culverts connected to creeks.
4. WD Yards is being asked for a quote for cleaning culverts in the area on a regular basis, including the sidewalk areas that will help mitigate the overgrowth problem in the ditches.

c) Softscape and Trees – Kathy update

- i. Thanks to committee chairs and their support teams who have worked so hard this year.
- ii. Trees – Jan McRae
- iii. Softscape – Sue Polan
- iv. Kathy: Softscape winding down.
 1. Trees: Working on trimming large Cottonwood in common areas.

d) The ACC Committee – Renee Paul update

- i. Thanks to Mike Moran and Jami Salyer for their help in reviewing and making recommendations as members of the ACC committee.
- ii. Renee: 48 completed ACC requests this year. Spring tends to be busier than the rest of the year. Largest requests are roofs and painting of residences.
 1. Having the digital process has been terrific in making it easier



2. 1 cancellation and 3 denials.
 3. Reminder that neighbors are noticing that people are putting up things in their yards that are not acceptable. In that case, Renee sends the notices to the board for their information and action, if required.
2. KEN: Wall Update
- A Special Meeting about the 20 year old stucco Wall that divides the upper and patio lots in Summer Hill was held on September 14 at 6:30 PM. Meeting Minutes were sent to all HOA members. A Board Work Session was held the following week to discuss homeowner input and strategies going forward.
- a) Currently have 4 bids and will be going out for more.
 - b) Wall is coming down. Board has made that decision
 - i. Working on process, bids, funding
 - ii. Notices will go out well in advance of any action
 - iii. Will be updating the entire community as any further action or information happens.

C. New Business / Ongoing Board Activity:

1. Budget discussion
 - a) Board work session to discuss 2024 budget will be held in February. All members are encouraged to give their thoughts and feedback to the board via the Summer Hill email at gjsummerhillhoa@gmail.com
 - b) Large expenditures are on the radar:
 - i. Wall
 - ii. Ditch (creek) mitigation
 - iii. Ash bore beetle mitigation
 - iv. Maintenance of both "upper" West pond and Haven Hill pond
 - c) As Terry was having problems with communication: Ken reviewed all the identified "Winter Work" that we may be asking WD to address. Winter work is on the current budget with a limited amount of money available to take care of these things while the labor rates are lower during the winter.
 - d) KATHY MORAN: Reserve Account status. Why we have it, recommended amount proposed by DORA.
 - i. Kathy White recommends with current interest rates that we consider ways to maximize interest income.
 - ii. Board decided to take a limited amount of funds from Reserve Account
 1. \$20,000 into 1 year at 5.5%
 2. \$30,000 into 25 month at 5.15%
 3. Canvas Credit Union. Kathy White, Treasurer will be completing the paperwork and initiating the CDs
2. Reminder: Board has agreed to the following Board Meeting dates:
 - a) Regular Meetings going forward will be February 8, March 7, April 11 (Annual Meeting – will be live and face to face.
 - b) Work Sessions: 3rd Monday of each month



D. Open Forum for Residents

1. Janet Hassell: Path behind the east pond in filing 8 has 2 areas with deep crevices and serious erosion. May be possible to either have us fix it or approach Thompson and Bray.
 - a. Renee believe that the design should be addressed as it will continue to erode the area, regardless of the number of “band-aid” fixes. She feels they will continue to erode
2. Janet Hassell: Path along Salt Brush Creek is very overgrown. She believes that in the past WD has taken care of it
3. Linda Griffith, Concern for the Japanese Beetle infestation

Motion to adjourn: Kathy Moran, second Liz Beerman

Meeting ended at: 7:41 PM

Next Regular Board Meeting is February 8, 2024, via Zoom

Annual Meeting will be a live, face to face meeting



Addendum 1

Received from John Winder on Summer Hill email and forwarded to the board on October 10, 2023

Dear Summer Hill HOA Board Members:

My wife, Patty, and I have been residents of Summer Hill for almost five years. We have very much enjoyed the lifestyle of the neighborhood and its visual aesthetics. However, I have become increasingly concerned about certain elements of the management of our collective land and water resources, and more specifically, I am concerned about the following items:

1. Management of “native” areas and especially the hillside tract adjacent to Spring Crossing and the gazebo. Over the past five years, I have watched the native vegetation decline while weeds, invasive species and areas of bare ground have increased. The level of irrigation of this area far exceeds the needs of native plants, and in fact, the amount of irrigation has increased over the past few years. It seems that when WD Yards has received complaints about the appearance of the areas, their solution is to apply even more water.
2. Excessive irrigation on the native area (mentioned above) may also be creating a risk to foundations of homes located at the base of the hill (along Summer Hill Ct). It is my understanding that subsoil conditions on the hill may facilitate movement of water off of the hill toward these homes. This may be exacerbated by the presence of large, irrigated lawns in the backyards of the hilltop homes above the common area.
3. Soil erosion resulting from irrigation runoff, rain and snowmelt, and wind.
4. Invasive species are spreading throughout the neighborhood. This is apparent on native areas and within the “riparian” areas used to manage water flow throughout the neighborhood. This includes a significant and increasing presence of salt cedar (tamarisk), pampas grass, kochia, and ragweed among many other species. These invasives displace more desirable plants, impact wildlife, and absorb vast amounts of water.
5. Because of our access to a cheap source of irrigation water, it seems that our turfgrass (lawn) management revolves around applying abundant water and fertilizer to maintain lush, dark green landscapes. As a result, water flowing off the turfgrass areas and into ponds creates an accumulation of nitrates, phosphates and other lawn chemicals in these reservoirs. This causes algae blooms and excessive growth of aquatic plants in ponds (especially the lower pond). Additionally, runoff of irrigation water coupled with rain and snow melt, carries other compounds such as road oils and pet waste into ponds, creeks and ultimately back into the Colorado River.
6. Finally, recent discussions about removal and replacement or repair of the “great wall of Summer Hill” makes me wonder if there are more cost effective alternatives that could become part of an overall management plan for the neighborhood. Specifically, could vegetation be used to create an attractive and effective barrier to replace the wall while



aiding in the mitigation of water flow off the native area.

After our recent “great wall” meeting, I raised some of these points with other residents. I indicated that I felt that there could be technical and perhaps financial resources that could be accessed to help us resolve some of these problems. I was encouraged to explore these opportunities, and I have been engaging in conversations with potential partners both directly and indirectly. I have discovered that there is considerable interest on the part of multiple agencies and non-profit organizations in creating more sustainable neighborhoods in the Greater Grand Junction area. Some of these organizations have already expressed interest in partnering with an HOA to develop and demonstrate best landscape management practices. There is also a willingness on the part of these organizations to recognize the needs of a neighborhood such as Summer Hill including enhancement of property values, maintenance of visual aspects of the neighborhood, and cost reduction.

Potential partners for such an undertaking include the following.

1. Mesa Conservation District would be the lead agency. (Andrea Datz, Manager). The Conservation District’s mission is to “support leadership, expertise, funding, and education that bring together the diverse interests in our watershed to enhance, protect and conserve our priceless natural resources toward a vibrant, abundant future for our entire community.” At my invitation, Andrea visited Summer Hill to see some of the areas of concern. She has since visited with her board about working collaboratively with Summer Hill, and they are very interested. Andrea has also begun having conversations with other potential partners listed below.

1. Natural Resources Conservation Service (NRCS). NRCS works primarily with agricultural producers, but they also recognize that agricultural lands in the Grand Valley are rapidly being converted into neighborhoods like Summer Hill. In order to address its goals of enhancing soil stability and water quality and quantity downstream, they recognize the need to address urban land use issues as well.

2. RiversEdge West. Their mission is “restoring riparian ecosystems through collaboration, education and technical assistance”, but they also recognize that urban areas are a key component to achieving this mission.

3. Colorado State University/Colorado State Forest Service conducts research and outreach related to identification and establishment of native and introduced vegetation in the Grand Valley.

4. Colorado State University Cooperative Extension provides education and technical assistance related to native and introduced plants in the Grand Valley.

Desired Outcomes and Impacts

A successful project must not only achieve positive impacts on the greater Grand Valley region but also meet the needs and desires of the residents of Summer Hill.



Addition to Addendum 1

As per our previous communications, Andrea Datz from the Mesa County Conservation District and I are planning to visit with the HOA Board on November 9. I assume that this will be on the Board's agenda when it is published, but I wanted to double check with you. There is a lot of work going on behind the scenes, and I want to ensure that we have a chance to discuss this at the meeting. We should be able to present our vision to the Board in about 20-30 minutes. I am sure that there will be many questions and comments as well from the Board.

In addition to the Conservation District, we are talking with USDA NRCS (Natural Resources Conservation Service), RiversEdge West (a non-profit), and Colorado State University. Each brings special expertise to the table along with potential funding resources. I am meeting with the larger group on November 3 to coordinate our presentation to the Summer Hill HOA Board.