

SOM - MARCH 24TH 2022 MEETING MINUTES

LOCATION: WRPM CONFERENCE ROOM PLUS ZOOM FOR JULIE WHO LIVES IN RENO, NV

ATTENDEES: TORI BRADSHAW, MIKE LOUGHTON, JULIE WILSON, SARAH MEHKA- DAVE PETERSEN REMOVED FROM BOARD DUE TO SELLING OUT OF OWNERSHIP AT THE MEADOWS

6:00-7:25PM

- A. KYLE FROM UTAHSCAPES ADDRESSED WATER DRAINAGE ISSUES AFFECTING EVERYTHING AT THE PROPERTY COVERING ISLANDS, ASPHALT, CEMENT WALLS, LANDSCAPE PROBLEMS. WRAPPED UP WITH AERIAL AND PHOTOS ON THE ROCKWALL PROJECT AND WILL PUT TOGETHER A LIST OF BIDS IN ORDER OF PRIORITY FOR THE NEXT BIG PROJECTS NEEDING ATTENTION INCLUDING:
1. CARPORT WEST OF 5615 BLDG IS SHIFTED AND CAN PROBABLY JUST BE REPAIRED/RESET
(BID REQUEST)
 2. ENGINEER CAN COME GIVE EXPERT OPINION ON EXACTLY WHERE THE DRAINAGE NEEDS TO BE PLACED AROUND THE COMMUNITY AND THIS WILL GIVE THE ASPHALT COMPANIES DIRECTION ON HOW TO GRADE AND DO ALL FIXES
ENGINEER BID/APPT
 3. XERISCAPING WILL REDUCE WATER USAGE, HELP DRAINAGE ISSUES, AND KEEP THE ESTHETICS OF THE COMMUNITY NICE
(KYLE WILL GET US IDEAS AND BIDS ON WHAT XERISCAPING)...ASPHALT SHOULD BE LAST THING DONE BECAUSE OTHER LARGER PROJECTS NEEDING DONE WILL TEAR UP SOME GRASS AND ASPHALT WITH THE BIG EQUIPMENT COMING IN FOR THESE.
 4. KEEP MULCH AND PUT LINSEED ON EVERY YEAR OR DO AWAY WITH MULCH ALL TOGETHER IN FUTURE?
 5. REMOVE ALL CEMENT CURBING SUGGESTED BY KYLE
 6. KEEP THE 2 PONDOROSE PINES FOR NOW AND A COUPLE BUSHES- EVERYTHING ELSE SHOULD COME OUT AND BE REPLACED WITH DROUGHT OPTIONS

- NEED FENCE DUE TO CONDOS EAST OF MEADOWS BRINGING DOGS DOWN TO POTTY ON THE MEADOWS EAST LAWNS
- SUBPUMP BY 5660- IS IT EFFECTIVE?
- GUTTERS HAVE NOT BEEN CLEANED OUT IN YEARS AND WILL BE DONE AT THIS YEARS SPRING CLEANUP BY THE NEW LANDSCAPERS- GALINDO LANDSCAPE.

GUTTERS BY 5660 THAT HAVE BEEN HIT BY UHAULS ALSO NEED TO BE REATTACHED/RESET

- TREES BEHIND 5614 NEED TO GO- THIEFS HAVE USED THAT AREA TO ENTER THE PROPERTY WITH ALL THE TREES BELOW COMBE RD AND 5614. IT WILL ALSO CONTRIBUTE TO BETTER WATER DRAINAGE

UDOT / COMBER RD--- IS IT OWNED BY THEM AND THEY CAN COVER THE COST OF PUTTING UP BARRIERS SO VEHICLES WON'T CAUSE DAMAGE ON THE HILL AND ALSO DETER PEOPLE COMING ON THE PROPERTY

DRAINS TO THE ROOFS ARE UNDONE AND NEED REATTACHING
LARGE HOLE BEHIND 5614 TO BE FILLED

"FLIP THE STRIP" – CONTACT CITY TO SEE HOW WE DO THIS FOR MULTIPLE SPOTS AROUND THE PROPERTY AND WHAT THEY NEED FROM US TO GET THIS GOING

**NEOGARD CEMENT COATINGS FOR STAIRWELLS/LANDINGS IN EVERY BLDG- KELLY MALONE IS THE
NEOGARD REP THAT JULIE GAVE OUR INFO TO CONTACT US FOR QUOTE. They recommend using a
contractor to put their product down**