

11/21/21 TRPPOA Board of Directors (BOD) Meeting

Ad hoc conversation was initiated at 2:02 pm to follow up on planning discussion from 11/20/21, in which Scott Nicholas, Charissa Hunter, and fjr participated. On 11/20/21, Scott Nicholas, Charissa Hunter, Allyson Morris, and Bill Galloway discussed maintenance concerns, including landscaping and lighting, at the Riata gate.

- Scott will ask Alastair to call the power company and see what it takes to get the streetlight turned back on.
- Replace the 5-watt lights with 50-watt bulbs in the landscape lighting and replace the 3 landscape lights up front with landscape flood lights to illuminate the rocks at night.
- Move two of the LED flood lights toward the gate, one in front and the other in the back, to illuminate both sides of the gate. Currently, the floodlights are illuminating nothing but weeds.
- Power wash the gate and sign at entrance, as well as the trail signs throughout the Riata side.
- Replace the sprinkler controllers and repair broken pipes at Riata and Los Encinos Dr.
- Perform clean up of the flowerbeds and mulch the Riata gate, Los Encinos Dr., and Hardin Store & Dobbin Huffsmith sign.
- Paint all four signs; awaiting proposal regarding color change from landscaping committee.
- With the moving of the flood lights, convert the lights on the gate poles to warm LED lighting, making it more decorative. Duplicate at RCW gate.
- Clean the fence alongside Hardin Store and Dobbin Huffsmith corner.
- Landscape committee will review and develop plans to update landscaping in the spring of 2022, keeping in mind irrigation limitations. Landscape committee will also develop a plan to communicate and ensure compliance with community expectations for maintenance of individual properties.
- Scott moved to approve all discussed items, fjr approved.
- Conversation concluded at 2:39 pm.