

Land Stewardship Committee  
Minutes, April 6, 2016

Present: Pat White (presiding), Pat Gillette, Marc Silberman (notetaker), Dylan Duhr (Prima Management), Susan Sweeney, Kristi Reitz, Kathleen Grant [proxy to Pat White from Suzy Buenger]

Meeting called to order at 6:35 pm.

- 1) Minutes from the March 2 meeting were reviewed.
- 2) LSC voting members in 2016 are: Suzy Buenger, Kathleen Grant, Kristi Reitz, Susan Sweeney (HW Board representative), Pat White (chair).
- 3) Susan Sweeney agreed to coordinate watering teams for the Old Middleton Slope remediation project in this second season.
  - Marc will coach her via email;
  - Kristi will help with checking the hoses on the slope after the winter storms;
  - Dylan will have Ganshert survey any plant damage from winter hibernation.
- 4) Pat W. reviewed budget details to enable the hiring of a groundskeeper in 2017 who would take over some of the regular woodlands upkeep including weeds (invasives), lawn mowing, mulching, watering remediated areas, etc. The LSC is convinced that the only way to remediate and replant the woodlands is to have a groundskeeper included in the budget as an ongoing line item. It is not feasible to rely only on volunteer residents to water, weed, and clean up debris in the remediated areas, and yet without regular attention the remediated projects will deteriorate quickly. The LSC will be making a proposal by late summer 2016 to the HWCA board to include line-item funding for a groundskeeper in the 2017 budget.
- 5) Dylan reported on the spring “walk-around” with LSC members earlier in the day. No serious issues were discovered:
  - additional rocks will be needed on the OMS swale at a couple spots where they have washed out.
  - erosion has developed between 102 and 104 GTR; Dylan will seek bids for installation of a swale behind 102 and large rocks to prop up the asphalt driveway on its south edge.
  - Dylan will instruct the Capital Lakes team responsible for the spring clean-up to blow leaves ONLY from the roads, gutters, swales, the hollow, and rock paths on the property, NOT from lawns and mulched gardens.
- 6) Dylan’s management report noted that Alpine has withdrawn from its maintenance and mowing contract; Capital Lakes has taken over the responsibilities on an interim basis.

7) The LSC recommends to the Board to proceed with the removing the buckthorn at the "117 project" (Mike Roark confirmed his earlier low bid from last year); the swale installations will be postponed until 2017, when adequate funding in the budget line is available.

8) Pat W. discussed strategies for providing in future HWCA budgets adequate money to support the property's woodlands remediation and replanting. With an average \$25/month/unit dues increase (= about 2%), the LSC would have adequate funding over the next 5-7 years to address the priority projects (i.e., about \$16,500 / year). By consensus vote, the LSC ranked in this order the projects for woodland remediation and replanting, based on criteria of erosion control, visibility, number of residents affected:

- a) "117 project" (the erosion prone area behind 113/115/117 GTR and 304/306/308/310/312 GTC;
- b) area along OMR sidewalk from 102-104 GTR and along the west property line to 106 GTR.
- c) area beginning at GTR entrance moving north between 101/103/105/107 GTR and 319/321 GTC;
- d) extension of the remediation on the OMR perimeter/slope between the Hollow and the GTR entrance;
- e) GTR curve between 120/122 GTR and area behind 122/124 GTR as well as 225/227/229 GHR above the railroad abatement, including the east perimeter abutting the Abbey near 225 GHR;
- f) slope along the railroad easement/right-of-way extending from 118 GTR to 225 GHR.

9) The next LSC meeting is scheduled for Wedn., May 4, 6:30 pm, at Bonnie Broderick's residence (221 GHR). All residents are invited and encouraged to join us.

10) A work day will be announced in April or early May as the weather permits. There is garlic mustard, buckthorn "militants," and dames rocket sprouting that need to be plucked, and the rain garden between GHR and GTC needs some TLC.

11) The meeting adjourned at 8:30 pm.