

Detention Pond Retrofit Project  
Covington Square Homeowners Detention Pond Retrofit Committee  
January 25, 2003 Meeting Minutes

Attending: John Silagy, Monica Baker, Shelly Babcock, Larry Ristovski, Yogi Patel, Gino Polidori, John Jackson

- There were not additions or corrections to the December 28, 2002 meeting minutes
- Project progress discussion – Canton Township continues to work on the excavation of the existing pond area. They have hauled considerable amounts of silt/sediment. This was not anticipated in the original plan. The good news for Covington Square residents is there should not be a cost increase to them due to this. Bill Serchak, Canton Engineering Department, and Kelly Kelly, Tilton Inc. Consultants, both are very positive about the progress and pleased with the subdivision's committee involvement. There are some developments needing to be addressed:
  - There is a need to clean the exit pipe that leads to the Truesdale Creek. It has sediment of up to 12 inches in some places, which needs to be removed by a professional pipe cleaner. The probable cost is between \$500 and \$1000 which was not included in the original estimate. While we might be able to move it to next year for budget purposes, it probably makes the most sense to do it now. The committee agreed and will make necessary adjustments in the "optional" vegetation planting.
  - There is also need to install a 48-inch standpipe versus the originally budgeted 36-inch pipe. It is thought this will have only a small impact on the budget.
  - Canton Township Supervisor, Mike Karll, recommends and intends to install a flap gate valve in the exit pipe. This will help with backwash from the Truesdale creek.We also discussed news coverage. Canton Township will contact appropriate newspapers. The potential story will be one of Township/community cooperation and/or the environment.
- Board Financial Update – Monica Baker, Covington Square H.O. Association Treasurer, was in attendance at the meeting and reported the subdivision's \$17,000 portion of the project cost estimate has been approved. Counted in the \$17,000 expense item is approximately \$7,000 carried over from 2002. If we need to make some payments for materials, we have that much available. The remainder of the amount should be available shortly after the February 28, 2003 deadline for payment of 2003 Association dues. The committee agreed invoices should be directed to John Jackson. He will approve if in line with estimates and items delivered. If there is a variation, the committee will be consulted. The invoice will be forwarded to Monica Baker for payment. It was suggested there be a standard line item in future budgets for pond upkeep and maintenance. John Silagy and Monica Baker will discuss at the next Board meeting.
- Review plan drawings – the plan drawing was reviewed. It was agreed there needed to be additional questions asked of Canton Township and Tilton regarding the west end of the project – see Next Steps for specifics. The committee agreed the Pondscape would meet with Tilton to finalize the vegetation selections. This will occur on February 13 with the backup date being February 14. Lisa Alspaugh will confirm the date and time. Gino Polidori volunteered to be on the committee. Bob Wischer already volunteered. The sub-committee will come up with a final recommendation and bring that back to the committee. When Cathy Veri returns from vacation, we will follow-up to see what is known about tree cost and tree planting labor cost. Canton Township may be able to help with the price per tree as Crimboli won the Township bid for tree replacement. It was also suggested we should ask Crimboli or others if we can get a break on the price if we advertise them as the source for the trees and bushes.

January 25, 2003

- Fertilizer update- Larry Ristovski confirmed that the Ace Hardware locations listed on the sheet from Tilton are the only ones to confirm the sale of the low or no phosphorous fertilizer. John Jackson mentioned that Kelly Kelly says Tru-Green says they use this type of fertilizer. Larry will follow-up. The committee also agreed we need additional communication and reminders on the fertilizer issue-see next steps.
- Volunteers – Shelly Babcock will contact all homeowners on the pond in late February or early March to start getting volunteers to help with the planting. The planting date is now set. It is May 10, 2003. We will include information on the No-Mow Zone and fertilizer as a handout. John Jackson will talk to Lisa about this. Shelly Babcock will coordinate with Lisa on contact with Rick Plecha at Field School about some Fifth Graders helping or at least watching on the day of planting as they have a Truesdale Creek project.
- Website update- Larry Ristovski was complimented by all for his superb job of re-designing the subdivision's website. Yogi Patel and Larry we thanked for the pictures that tell the story of the pond project.
- Communication- it was agreed there was ample communication to all homeowners to date and the plans should be sufficient. There was unanimous feeling a meeting to address concerns was not necessary. To date, there has been no responses or questions from the invitation in the fertilizer flyer, article in the subdivision newsletter or from the website.
- Significant dates-
  - February 13 or 14                      Vegetation selection with Tilton Inc.
  - Approximately March 1              Distribution of next flyer and building of volunteer list
  - February 22                              Committee Meeting
  - March 29                                  Committee Meeting
  - April 26                                      Committee Meeting
  - May 10                                        Planting of vegetation and trees in new pond
- Next steps
  - John Jackson will discuss the following with Canton Township and Tilton and get back to the committee:
    - How we can better address the west end grading
    - Confirmation of cost estimates and any additions
    - Seeding of the middle area of the project
  - Lisa and Shelly will contact Rick Plecha and Field School re: his wishes to be involved in planting, etc.
  - Lisa, Gino and Bob will meet with Tilton to pick out the vegetation and bring recommendation to committee.
  - Cathy will get tree costs as well as planting and equipment costs
  - John Silagy will discuss enforcement of the No-Mow Zone with the Board at the next meeting. We hope there is no problems but will develop and policy is any homeowner refuses to observe the No-Mow Zone.

Footnote: Prior to the meeting Larry Ristovski and John Jackson met with Mike Karll and the Canton Township workers. They thanked the workers of their fine work – especially in the extremely cold weather. Additionally, Mike provided a number of comments about the plans including that there was no current intention to excavate on the west end of the project area. Following the committee meeting, Larry and John had additional discussion with Mike Karll and Chris Mueller from Tilton. Larry and John pointed out what they thought was a grade problem on the west end, which would impede proper drainage. Chris and Mike were less convinced. John Jackson agreed to bring up the topic with Kelly Kelly and Bill Serchak.