



7650 Town Square Way • Reno, NV 89523
775-787-4500 • fax 775-787-4511 • <http://nevada.fsrconnect.com/somerset>
Managed by FirstService Residential

GENERAL MANAGER'S REPORT

Reporting Period: June 2019

I. AESTHETIC GUIDELINES COMMITTEE (AGC) (M/YTD):

Applications Submitted	Applications Approved	Applications Denied
Landscaping – 12/86	Landscaping – 8/59	Landscaping – 0/24
New Homes – 2/25	New Homes – 0/11	New Homes – 0/9
Other Modifications – 10/58	Other Modifications – 10/53	Other Modifications – 2/5
Total – 24/169	Total – 18/123	Total – 2/38

*Numbers pulled from June 2019 AGC meeting minutes

II. COMMUNITY STANDARDS COMMITTEE* (CSC) (M/YTD):

Started in June	Progress to Hearings	Continued Incident
Architectural – 0/23	Architectural – 6/16	Basketball (Storage) – 0/1
Garbage in View – 14/37	Garbage in View – 0/1	Parking/Vehicular – 1/5
Landscaping – 37/136	Landscaping – 13/27	Amenities (Behavior) – 2/12
Signage – 4/4	Amenities – 0/0	Rentals (Lease Terms) – 0/0
Other – 22/178	Signage – 1/2	Other – 3/18
Total – 76/379	Total – 5/20	Total – 6/36

Continuing	On-Hold	On-Extended Hold
Address (Altered) – 0/0	Architectural – 0/0	Architectural – 1/5
Architectural – 5/27	Landscaping – 0/0	Maintenance – 2/2
Garbage in View – 0/0	Lighting – 0/0	Landscaping (Install) – 3/44
Landscaping – 5/19	Maintenance – 0/0	Landscaping (Maint.) – 1/73
Signage – 0/0	Use Restrictions – 0/0	Other – 1/18
Other – 0/4	Other – 0/0	Total – 8/142
Total – 10/50	Total – 0/0	

*At the June Executive Board Meeting, the Board voted to dissolve the CSC Committee. Beginning in August (reporting period for July) this section of the Manager's Report will be referred to at Community Standards Enforcement.

III. CLUB AT TOWN CENTER (TCTC):

A. Events & Programs – Completed (M/YTD)

1. Adult Bunco

June 7 at 6pm

Cost to Attend: \$12

Number of Participants – 0- Cancelled due to lack of sign ups

Cost of Event - \$0

Revenue: \$0



SOMERSETT OWNERS ASSOCIATION

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2. Glow Ball

June 8 at 8pm
Cost to Attend: \$30/person or \$50/couple
Number of Participants: 24
Cost of Event: \$530
Revenue: \$600

3. S'mores

June 8 at 6pm
Cost to Attend: Free
Number of Participants: 60
Cost of Event: \$40
Revenue: \$0

4. Kids Movie Night- Not held in Summer Months

None in Summer
Cost to Attend: \$12.00
Numbers of Participants: 0/142
Cost of Event: \$0/\$762
Revenue: \$0/ \$264

5. Adult Potluck

June 15 at 5:30pm
Cost to Attend: Free
Numbers of Participants: 45/210
Cost of Event: \$35/bartender/\$210
Revenue: \$27/ \$111

6. Corn Hole Tournament

June 29 at 2p
Cost to Attend: Free
Numbers of Participants: 16
Cost of Event: \$20
Revenue: \$0

7. Starbright

Before and after school program. Kids are walked to bus and picked up from the bus. We provide snacks, crafts, activities, science activities, homework assistance and play games.
Cost: Varies
Number of Participants: None for Summer
Cost to Run: \$200.00 plus \$2220.00 in labor/ month
Semester Specials Sold: 0
*Parents have the option to pay for the entire semester in August
Revenue: \$0 /\$11,819 *includes semester specials



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8. Summer Camp

We provide lunch on field trip days, crafts, activities, science activities, take kids on field trips 2 days a week to a variety of locations.

Cost: \$185/week/child

Number of Participants: 45/week

Cost to Run: Varies. June costs: \$1597; May Costs: \$10,982.19

Revenue: \$7200 /\$ 47,200

B. Upcoming Events

1. **4th of July Bash** – Thursday, July 4
2. **Coffee and Donuts with Staff** – Tuesday, July 9
3. **Glow Ball** – Saturday, July 13
4. **Adult Potluck**- Saturday July, 20
5. **S'mores**- Saturday, July 20
6. **Somerset Classic Car Show**- Saturday, July 27

C. Fitness Classes

1. **Fitness Class Attendance (June)** – See Exhibit “A” attached hereto.
2. **Fitness Class Attendance (YTD Totals)** – See Exhibit “B” attached hereto.

D. Club Usage (M/YTD)

1. **Club Usage for June** – 4,195/ 26,337 residents checked into the club of which 2,985/15,309 were for the gym or fitness classes. 6,447 checked in for the pool.
2. **Golfers in June** – 736/1,765

IV. COMMUNICATIONS:

A. Emails- June

1. 26
2. 3,115 emails on the master list.
3. Open rate (June 24 Somerset Happenings): Somerset, 51%; Sierra Canyon, 68.4%

B. Facebook Statistics – June

1. 1,683 page likes; 95 new likes; 96 new page follows; 7,701 people reached, 5,206 engaged users
2. Top posts viewed:
 - Rita's Italian Ice at pool
 - Lap Pool new free swim hours
 - New! AquaTabata



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C. **Somerset.net** – June

1. 6,948 page views; 2,159 users
2. # of logins: 511
3. Top pages or posts viewed:
 - Canyon Nine (537 page views)
 - The Club (429)
 - We're in the weeds (290)
 - Pool 2019 (265)

V. **SPECIAL PROJECTS UPDATE:**

None at this time

VI. **COMMUNITY LANDSCAPE AND OPEN SPACE:**

A. **Projects:**

1. Spraying post-emergent to established tree wells and in concrete joints in all roundabouts.
2. True Green is on-site to apply a non-glyphosate post-emergent to all common area planted landscape beds.
3. Gypsy Hill rockery wall landscape restoration has started.
4. Private homeowner driveway paver replacement completed. This is from snow plow damage over the winter months.

B. **Irrigation:**

1. In the past month we have experienced 10 irrigation mainline breaks throughout the community. 6 of the 10 were on the Parkway making it very challenging to keep the turf and plant material irrigated.
2. On-going irrigation system checks are being performed.

C. **Landscape Maintenance:**

1. Weekly mowing of all turf area.
2. Continued cleaning of planter beds throughout the community.
3. To date Brightview has removed enough noxious weeds throughout the community to fill a 30 yard dumpster
4. Brightview crew have started pruning to clean plant material for path of travel and visibility clearance.



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VII. MAINTENANCE:

A. Completed Projects:

1. Repaired dishwasher in kitchen.
2. Repaired ice maker in kitchen.
3. Installed new fan control switch in fitness room.
4. Installed new backflow preventers for chemical feeders.
5. Upgraded existing control circuitry for pool water features.
6. Repaired Lap Pool heater.
7. Repaired two pool gates.
8. Replaced several damaged signs and support poles.
9. Repaired several gates throughout the community.

B. On-Going Projects

1. Install pool sun shades.
2. Men's Sauna floor tile repair.
3. Play pool stair canopy install.

VIII. GENERAL MANAGER (As of 7/18/19)

- A. **Executive Session Summary** – During the July 24, 2019 Executive Session, the Board will conduct hearings, impose fines and review violations, review the AGC and CSC Committee Meeting minutes, discuss legal matters, review delinquencies, collection matters, bad debt write-offs, and review an AGC submittal.
- B. **Rockery Wall Inspection Program** – Installation of monitoring equipment in various locations throughout the community is on-going.
- C. **SGCC/SOA Water Facilities Adhoc Committee** – The Committee met on July 18th and agreed to get cost proposals for preliminary work needed to determine if the potential well location near the pond at the ninth hole is a viable option.

IX. LANDSCAPING REPORT (Brightview) – See Exhibit “C” attached hereto.

X. CANYON NINE MAINTENANCE REPORT (RGL) – See Exhibit “D” attached hereto.

XI. ENGINEERING (PADOVAN) – See Exhibit “E” attached hereto.

EXHIBIT "A"

2019 Fitness Class Attendance

June

Class:	Instructor:	Day/Time	# of Classes:	Total # of Participants	Avg Class Attendance:	Classes w/ 2 or Less People	Cost per person
Body Sculpt	Beth Cunningham	Tues/Thurs 9-9:45a	7	38	5.43	0	\$7.37
Bootcamp	Christy Santos	MW 11:30-12:15p	4	22	5.5	0	\$7.27
Bootcamp	Christy Santos	Tues/Thurs 6:30-7:15p	4	21	5.25	0	\$7.62
Butts & Guts	Beth Cunningham	Tues/Thurs 11:15-12p	8	25	3.125	4	\$12.80
Cardio Step	Cindy Patyon	MWF 9:30-10:30a	13	76	5.846	0	\$6.84
Chair Yoga	Nancy Chontos	Mon 8-9a/Thurs 4-5p	7	57	8.14	0	\$4.91
Crunch 15	Christy Santos	MW 12:15-12:30p/F 11:20-11:35a	19	89	4.68	4	\$8.54
Cardio Tennis	John Mathews	Mon/Wed 10a-12p	8	60	7.5	0	\$5.33
Fundamental Yoga	Kerry Dickinson	Tues/Thurs 1:30-2:30p	8	66	8.25	0	\$4.85
GS Yoga	Karen Hairfield	Tues/Thurs 7:30-8:30a	8	36	4.5	0	\$8.89
Hatha Yoga	Linda Morgan	MWF 8:30-9:30a	4	28	7	0	\$5.71
Hatha Yoga	Linda Morgan	Monday 5:30-6:30p	12	222	18.5	0	\$2.16
Mat Pilates	Beth Cunningham	Tues/Thurs 10-11a	9	55	6.1	0	\$6.55
Meditation	Linda Morgan	Wed 9:30-9:45a	5	23	4.6	0	\$8.70
Mind-Body Wellness	Bruce Knowlton	Monday 5-6p/Friday 12-1p	6	36	6	0	\$6.67
Pickleball	Reserved Court Time	Tues/Thurs 8:30-11/Sat 12:30-3:00p	13	68	5.23	1	*No instructor
Power Cycle	Christy Santos	Mon/Fri 10:45-11:20a	12	61	5.08	1	\$7.87
Spin	Christy Santos	Tuesday 5:30-6:15p	4	23	5.75	0	\$6.96
Spin Bootcamp	Christy Santos	Thursday 5:30-6:15p	4	10	2.5	2	\$16.00
Stretch 15	Christy Santos	MW 12:30-12:45p/F 11:35-11:50a	7	24	3.428	2	\$11.67
Yoga	Karen Hairfield	Saturday 9:00-10:00a	5	27	5.4	1	\$7.41
Zumba	Leslie Brown	Mon/Wed 6:35-7:35p	8	53	6.625	0	\$6.04
Aqua Tabata	Linda Morgan	Tues/Thurs 9-10a	8	131	16.375	0	\$2.44
Aqua Tabata	Linda Morgan	Tues/Thurs 10:10-11:00a	8	59	7.37	0	\$5.42
Aqua Fit	Mandy Nelson	Wednesday 2-3pm	7	97	13.85	0	\$2.89
Aqua Fit	Angela Francis	Saturday 9-10a	5	65	13	0	\$3.08
Aqua Fit	Angela Francis	Saturday 10:10-11:00a	5	26	5.2	1	\$7.69
Tabata	Leslie Hays	Saturday 8:00 - 8:45 am	5	22	4.4	0	\$9.09
Tabata	Leslie Hays	Tues/Thurs 6:30-7:15am	8	25	3.125	3	\$12.31
Circuit Training	Christy Santos	Tues 4:30-5:15p	4	18	4.5	2	\$8.89

EXHIBIT "B"

Fitness Class Attendance YTD 2019

Last updated: 7/15/2019

Class:	Instructor:	Day/Time	YTD Avg Attendance	YTD Total Attendance
Body Sculpt	Beth Cunningham	Tues/Thurs 9-9:45a	8.1	390
Bootcamp	Christy Santos	Mon 9:45-10:30a	5.1	162
Bootcamp	Christy Santos	Wed 11:30-12:15p	4.1	129
Butts & Guts	Beth Cunningham	Tues/Thurs 11:15-12p	4.7	239
Cardio Step	Cindy Patyon	MWF 9:30-10:30a	6.9	528
Chair Yoga	Nancy Chontos	Mon 8-9a/Thurs 4-5p	10.3	470
Crunch 15	Christy Santos	MW 12:15-12:30p/F 11:20-11:35a	5.3	674
Cardio Tennis	John Mathews	Mon/Wed 10a-12p	5.4	141
Fundamental Yoga	Kerry Dickinson	Tues/Thurs 1:30-2:30p	8.5	435
GS Yoga	Karen Hambleton	Tues/Thurs 7:30-8:30a	4.6	229
Hatha Yoga	Linda Morgan	MWF 8:30-9:30a	15.8	1157
Hatha Yoga	Linda Morgan	Monday 5:30-6:30p	7.8	335
Mat Pilates	Beth Cunningham	Tues/Thurs 10-11a	5.0	258
Meditation	Linda Morgan	Wed 9:30-9:45a	7.2	194
Mind-Body Wellness	Bruce Knowlton	Monday 5-6p/Friday 12-1p	4.7	207
Pickleball	Reserved Court Time	MW 12:45-3:15p/Sat 12:30-3:00p	7.7	538
Power Cycle	Christy Santos	Mon/Fri 10:45-11:20a	6.9	430
Spin	Christy Santos	Tuesday 5:30-6:15p	6.5	161
Spin Bootcamp	Christy Santos	Thursday 5:30-6:15p	5.4	142
Stretch & Roll	Christy Santos	Mon/Fri 11:35-12:10p	4.8	275
Yoga	Karen Hairfield	Saturday 9:00-10:00a	8.0	207
Zumba	Leslie Brown	Mon/Wed 6:35-7:35p	8.0	388
Aqua Fit	Linda Morgan	Tues/Thurs 9-10a	4.1	165
Aqua Fit	Linda Morgan	Tues/Thurs 10:10-11:00a	1.7	67
Aqua Fit	Mandy Nelson	MW 4:00-5:00p	3.6	130
Aqua Fit	Angela Francis	Saturday 9-10a	3.2	77
Aqua Fit	Angela Francis	Saturday 10:10-11:00a	1.1	27
Circuit Training	Christy Santos	Tuesday 4:30-5:15p	5.5	98

Class avg is >5 participants
Class avg is 2-5 participants
Class avg is 2< participants



Somerset July 2019 Report

Turf Maintenance

- Mechanically edged all turf areas along curbs, tree rings
- Weekly mow all turf areas

Common Area Planters

- Allow shrubs to grow out to natural state
- Trim shrubs growing into walkways and other plant material
- Begin natural pruning of shrubs in need
- Remove trash in planters weekly
- Remove pine needles and leaf debris
- Raking of DG planters after litter and leaf debris removal
- Mechanical removal of weeds in planters
- Removal of noxious weeds in planter beds

Irrigation System

- Replaced 15 broken irrigation control valves
- Repair of 13 mainlines throughout
- Replace 90+ pop up sprinklers
- Replaced 3 battery operated controllers
- Continual daily troubleshooting of areas not properly irrigating and adjusting
- Repairs of 60+ areas of broken drip tubing throughout the community
- Repair 1 leaking backflows
- Replacement of 23 broken solenoids
- Repair of wiring issues
- Met with TMWA to investigate high usage meters
- Repair of over 10 vandalism related issues to irrigation system

Fertilizer and Chemical Applications

- Completed third application of fertilizer and post emergent on turf areas
- Sprayed weeds in roundabouts, tree rings, and parkway planters

-
- Spray buffer areas along back of turf throughout the parkway
 - Initial vole treatment for turf areas

Special Projects and Miscellaneous Items

- Service dog waste stations and trash cans twice per week throughout
- GPS mapping of all trees in community completed
- Noxious weed removal on private lots
- Gypsy Hill Wall Planter
- Native area noxious weed removal

Upcoming Items

- Monthly Vol service
- Snow plow turf repairs
- Continued treatment for weeds in all areas
- Continue noxious weed removal
- Multiple irrigation repairs ongoing
- Continue burying of drip tubing in planter areas
- Tree installations
- Sierra Canyon Plant Fill proposals
- Removal of header board where determined no longer functional
- 4th turf fertilizer application
- Aerate and fertilize stressed turf areas

EXHIBIT "D"



Somerset Canyon Nine Golf Course Highlights June 2019

Week Of	Task	Description
6/3/2019	Maintenance	Mowed greens
6/3/2019	Maintenance	Fertilized greens
6/3/2019	Maintenance	Mowed Tees, Collars, Approaches 1X
6/3/2019	Maintenance	Removed thistle throughout course
6/3/2019	Maintenance	Mowed rough 1X
6/3/2019	Maintenance	Mowed fairways
6/3/2019	Maintenance	Cut cups 1-9
6/3/2019	Maintenance	Removed weeds from bunker and bunker noses
6/3/2019	Maintenance	Filled divots as needed
6/3/2019	Maintenance	Removed willow suckers from #9 bunker (hand pulled)
6/3/2019	Maintenance	Replaced broken sprinkler heads on 9 tee box (replaced with hunter I-20 at no cost to SOA)
6/3/2019	Maintenance	Hand watered/ adjusted irrigation for seasonal adjustments
6/3/2019	Maintenance	Raked bunkers 1,2,4,7 and 9
6/3/2019	Maintenance	Cleaned up trash from the entire course
6/10/2019	Maintenance	Mowed greens 2x
6/10/2019	Maintenance	Mowed tees, collars, approaches 2X
6/10/2019	Maintenance	Removed thistle throughout course
6/10/2019	Maintenance	Mowed rough 2X
6/10/2019	Maintenance	Mowed fairways 2X
6/10/2019	Maintenance	Removed weeds from bunker and bunker noses
6/10/2019	Maintenance	Filled divots as needed
6/10/2019	Maintenance	Course set up (which includes: cut cups, filled divots and moved tee markers)
6/10/2019	Maintenance	Pressure reducing valve on #7 found to be leaking. Cleaned valve and is currently functioning normally.
6/10/2019	Maintenance	Trimmed valve boxes, remove grass as needed
6/10/2019	Maintenance	Irrigation control box #7 found corroded wires to distribution board, cleaned and replaced
6/10/2019	Maintenance	Hand watered/ adjusted irrigation for seasonal adjustments
6/10/2019	Maintenance	Fertilized entire golf course, except greens with 23-3-10 plus 5%FE
6/10/2019	Maintenance	Raked bunkers 1,2,4,7 and 9
6/10/2019	Maintenance	Aerated areas of the golf course that needed seed
6/17/2019	Maintenance	Mowed greens 3X
6/17/2019	Maintenance	Mowed Tees, Collars, Approaches 3X
6/17/2019	Maintenance	Removed thistle throughout course
6/17/2019	Maintenance	Mowed rough 3X
6/17/2019	Maintenance	Mowed fairways 3X
6/17/2019	Maintenance	Fertilized tee boxes
6/17/2019	Maintenance	Removed native plant vegetation from irrigation heads that were restricting coverage
6/17/2019	Maintenance	Raked bunkers 1,2,4,7 and 9
6/17/2019	Maintenance	Course set up (which includes: cut cups, filled divots and moved tee markers)
6/24/2019	Maintenance	Mowed greens 4X
6/24/2019	Maintenance	Mowed Tees, Collars, Approaches 4X
6/24/2019	Maintenance	Removed thistle throughout course
6/24/2019	Maintenance	Mowed rough 4X
6/24/2019	Maintenance	Mowed fairways 4X
6/24/2019	Maintenance	Removed weeds from bunker and bunker noses
6/24/2019	Maintenance	Cleaned up trash from the entire course
6/24/2019	Maintenance	Continued to audit irrigation for breaks and irrigation adjustments
6/24/2019	Maintenance	Course set up (which includes: cut cups, filled divots and moved tee markers)
6/24/2019	Maintenance	Fertilized weak areas of course as needed
6/24/2019	Maintenance	Repaired broken swing joint #9 green

EXHIBIT "D"

Week Of	Task	Description
6/24/2019	Maintenance	Hand watered areas as needed
6/24/2019	Maintenance	Fertilized #3 and #4 rough in weak areas
6/24/2019	Maintenance	Spray herbicides on collars to control broadleaf (organic based)
6/24/2019	Maintenance	Hand watered dry turf as needed
6/24/2019	Maintenance	removed Willows from #9 bunker
6/24/2019	Maintenance	Cleaned lake edges of weeds and willows
6/24/2019	Maintenance	Raked bunkers 1,2,4,7 and 9

SOMERSETT OWNERS ASSOCIATION – ENGINEERING UPDATE

June 2019

This update is an ongoing summary of significant projects that Padovan Consulting is currently providing project management and/or engineering for as well as summarizing future projects if known.

PROJECTS:

1. Rockery Wall Failures – Gypsy Hill rockery wall repair is completed and RL Wadsworth has addressed inspection comments. Landscaping has commenced and should be completed within a couple of weeks.

City of Reno fire department has required an existing fire hydrant on Gypsy Hill in front of the wall repair be moved. The hydrant will be relocated to the other side of the street. The easement issues for the relocation were reviewed by SOA staff, attorney and Padovan Consulting. The affected homeowners were notified of fire hydrant relocation. Design is being prepared by Tectonics. The goal is to have bids for the August board meeting contingent upon design completion and approval. The project will require a shut down of the main, street cut and patch and installation of new service water main. Review and permits are being done by TMWA and City of Reno.

2. Somerset Common Area Drainages and Hillside Erosion - Padovan Consulting has been working on hillside erosion and drainage issues throughout Somerset.

The Wintercreek pocket park hydroseed and temp irrigation along with planned landscape are complete. This revegetation effort also extends behind homes on Scott Valley Rd. Eventually once growth is established the trail will be re-established. Native growth will continue to be monitored on this project.

The Wintercreek slope behind homes on Scott Valley Ct. was also reviewed as this is part of an ongoing hillside stabilization effort. Some new growth is present and the temporary irrigation system is up and running. The planned second phase of this project which consists of clearing/grading of the channel at the toe of the slope and installing permanent toe of slope erosion/sediment control is still pending and a proposal from EPS to complete this will be presented to the board at the July board meeting.

An RFP was recently completed and sent out to contractors to address two drainage channels needing maintenance:

The Parkway 8 channel below Somerset Parkway adjacent to Hole #1 of the SGCCC course is being proposed to be excavated. The current channel condition is full of sediment and is causing saturation that is affecting the course. The channel was lined with overly large rock and built flatter than what was specified on the original civil plans. It would be cost prohibitive to restore channel to match the approved civil plan. The proposed maintenance will restore some channel capacity but will not export material in order to reduce the cost of this project. This project will be reviewed the golf course and SOA.

EXHIBIT "E"

The second channel is Dakota Ridge 3B. This channel feeds inlets near Somerset Parkway across from the TC commercial parking lot. The inlets are continually affected by sediment after larger storm events. Along with sediment removal around the inlets and in the lower channel several improvements are being proposed to help control sediment and to make future sediment removal easier including two grouted rip-rap basins. The origin of the sediment cannot be completely controlled for a feasible cost so improvements are focused on control and making on-going maintenance easier.

The RFP contemplates both projects and seeks to enact maintenance that is practical and economically feasible. The submitted proposals will be presented for review to the finance committee in August and subsequently presented to the board at the August board meeting.

A hillside stabilization project is currently being evaluated behind the water tank and homes on Roanoke Drive in Subdivision 4A. There is a large common area hillside that is poorly revegetated, marked with drainage erosion rilling and will continue to be an issue as it fills the drainage ditch below with sediment. The channel has been cleared and it is temporarily being protected with silt fence but permanent stabilization should be considered. The costs for a complete stabilization must be weighed against the cost to maintain with more temporary measures.

3. Golf Course Irrigation Facilities - A meeting was held with SGCC representatives to review the report and discuss how to better manage and track the needed infrastructure upgrades. A committee was formed with parties from SOA and SGCC to work on these issues long term. Padovan Consulting recently completed a spreadsheet summarizing the costs presented in the previously provided report. Continued input will be given as SOA considers new water sources for the well.
4. Pavement Maintenance - Padovan Consulting oversees Somerset pavement maintenance. West Coast Paving completed a crack seal project on SOA paths within Sierra Canyon. A follow up punchlist inspection was completed. Contractor has addressed punchlist comments.

A low spot holding water in the street and damaging the asphalt was evaluated in the Boulders (2C). A design proposal was approved. Topography has been completed and design is underway. This project will likely have bids presented at the August board meeting.

An RFP was prepared to address repairs needed for several areas of root heaving on the Somerset trail system most notably the "Silver Willow Trail". The project includes asphalt patching of the trails damaged from the root heaves, removal of roots below the asphalt and installation of a Root barrier. Areas for repair have been marked, reviewed with an arborist and a specialty contractor (APS) who has experience installing these barriers. A proposal will be provided by APS based on the RFP and presented at the July Board meeting.

SOA staff has requested review of Gypsy Hill Trail below the wall repair to address the heaved curb and asphalt pavement and low spots holding water. Padovan Consulting will do a preliminary review of the overall grades along this street as it is suspected that this problem goes beyond the obvious areas of heaving and is a larger issue with the overall grading of this street being too flat. This preliminary review will determine the initial course of action to resolve the problem. It may entail a larger scale design to fully address the problem. Other options for repair may be available and discussed upon review.