

**MARBRISA RANCH BOARD OF DIRETORS MEETING
WEDNESDAY, DECEMBER 7, 2011
GLENDALE CHRISTIAN CHURCH
MEETING MINUTES**

Board Members: Paul Mason and Bill Wilkinson

Representing R & R: Betsy Retchin & Suzanne Millikin

1. Meeting was called to order by Paul Mason at 7:00 pm
2. Introduction of Jo Miller, City of Glendale and Phil Rossi, Apache Scapes.
3. As only two (2) Board Members are present quorum cannot be established in order for the meeting to proceed.
4. The continuation of the presentations by the guests shall commence for the benefit of the attending homeowners and Association representatives:

Joetta “Jo” Miller with the City of Glendale Water Conservation presented the following:

Upon initial contact in 2007 by the Marbrisa Ranch community water conservation was created in order to provide a guideline for water budgeting within the community. This budget, while only a guideline, shall establish sufficient watering in order to sustain a healthy plant life for all plantings within the community and is a guide for the landscaper in order to assure timers are properly set due to the season and weather circumstances. Estimates are based upon nature (amount of rainfall/moisture) and a history of these records is available for review with R & R Property Management. A twenty (20%) variance is considered acceptable to the water budgeting guidelines prepared by the City of Glendale for these purposes.

At this time, in 2007, a pruning recommendation was presented to the then current landscaper in order to provide for “Natural” pruning to the shrubbery within the community in order to assure the optimum water use for these plants. Spring is the best pruning schedule for this type of shrubbery.

There is available a Federal Grants to provide free energy saving devices for all homeowners within the Association. Flyers are available and provide a four (4)

pack of CFLs, a programmable thermostat and a high efficiency showerhead to City of Glendale residents. Simply contact www.glendale.com/energyprograms for more information on these money saving devices offered to the residents of the community. (See insert attached).

Additionally, homeowner rebates as well as the Homeowner's Association rebates are available for turf to granite replacements. For homeowners this rebate can be as much as \$700.00 and for the Association up to \$3,000.00 for the replacement of turf with granite and/or water saving plantings within the community. This rebate has certain requirements as to size of area for landscape renovation and for the Association can be obtained on an annual basis (based on a fiscal year of July – June) and can be phased in order to get the optimum rebates allowable.

Phil Rossi with Apache Scapes advised the following implementations:

Adjustments to the timers has been implemented. While it was previously set at 5 x per week, 2 x weekly (45 minutes in the summer) and 2x daily for the turf areas is sufficient for the area(s) in question.

Lifting and thinning of trees has begun and will continue throughout the community until the necessary pruning has occurred per the City of Glendale guidelines.

Corrective pruning, which usually occurs in March, was necessary for the overgrowth of the shrubbery and plantings within the community. Normal shrubbery maximums should be 3 – 4' while 2 – 3' is preferable. This will be re-addressed upon the concern for frost, and ultimately loss of plant material, is passed. Hoping for more climatic weather.

The assurance of seasonal color for the turf within the community was a definite homeowner concern and while the situation can and will be addressed to the utmost, cost factors must be considered. Pursuit of granite replacement for the turf in the sloped areas will be the 1st consideration of the community and will afford the most aesthetically pleasing solution while taking advantage of those wonderful grants we mentioned earlier. Phil estimated \$2.50 per square foot in order to shorten the slope areas of the lawn areas. This would include the necessary extensions of the irrigation drip systems and to cap the irrigation that is no longer required due to the turf replacement.

Timers were suggested as an alternative to gauge the rainfall. While this is a normal solution, the concern with vandalism to these devices was a concern. A more practical approach for the Association, as recommended by Jo, City of Glendale and Phil, Apache Scapes was a humidity sensor (recommended alternative).

Another homeowner concern for the landscaping was the removal of plants, shrubbery, and trees within the community due to pruning necessity, or weather. During the initial phase of construction the developer always overplants the areas for landscaping as he is dealing with new plants. After a few years of establishment these plants flourish in size and the thinning or removal of same based upon mother nature is natural and replacement often not required in most instances, based upon circumstances.

Publications were offered by Ms. Miller, City of Glendale as follows:

Landscape Installation Tips for Xeriscape Conversions:

(www.glendaleaz.com/wateconservation)

Methods of Pruning

Low Desert Pruning Guide for Commonly Used Shrubs

Xeriscape with Style Online:

(landscapewithstyle.com)

Landscape Watering by the Numbers

(www.wateruseitwisely.com)

Landscape Plants for the Arizona Desert

(www.amwua.org)

The next Board of Directors Meeting is Scheduled for Thursday, March 8, 2012.

Happiest of Holidays to all.