

RAP Landscape Committee Meeting Minutes – 22JUL2026 – Sloan Clubhouse 4:00 pm

Attendees:

Tim Frantz (Phase 1, Chairperson), Tom Davis (HOA Board Liaison), Len Nespoli (Phase 4), Susan Puleo (Phase 1), Peg West (Phase 3), Jon Sovocool (Phase 1)

Absent:

Paul Lauck, John Forsyth, Johnathan Sovocool, Len Lobel, Mary Tilger, Ralph Hopper, Eric Nilsson

Report:

The meeting was called to order at 3:58pm.

The minutes of the May 2026 meeting were approved.

Plantings & Maintenance Review:

Chairperson reviewed the summer plantings including gatehouse flower beds in all phases, and front of Sloan Clubhouse, as well as five (5) replacement bushes on the west side of the Sloan Clubhouse. Despite having had some dry conditions when planted, all seem to be surviving, especially the flowers in the front of Sloan clubhouse.

Weed control in the community planting beds and removal of most root-suckers has been accomplished, with a major exception of the Regency gatehouse planting beds, which have extensive weeds growing within the plantings. In addition, the Phase 4 “Rain Garden” area has extensive weeds present, as well as a dead tree. These problem areas will be discussed with manager / Pristine.

The drainage problem outside the Sloan clubhouse west side has yet to be remediated by Pristine, who performed the original work.

Extensive weeds in the rocked areas surrounding the tennis courts have been removed by Pristine.

Open items & Action Items:

Fertilizer Damage: The late Spring lawn fertilizer applications were irregularly applied to lawn areas throughout RAP with heavy splotching, resulting in fertilizer turf burn and subsequent turf necrosis in many areas. Photos of these areas were shared with Pristine and RAP manager. Pristine has agreed (as per contractual obligation) to replace turf (aeration and re-seeding or re-sodding) with like kind, under the general damages section. The committee feels that in some areas, additional topsoil, free of fertilizer salts, may be required to accomplish re-growth.

Assessment Working Group: In regards to assessing the damaged areas, a Working Group was established including several committee members to walk through all 4 phases, document all homeowner and common areas that need to be remediated, as promised in the Fall.

Budget & Planning: The committee reviewed current 2026 budget balances and discussed preliminary 2027 planning. Submissions for 2027 budget items are due shortly.

Committee Roles: Tom Davis, committee Board liaison, re-iterated the purpose and function of the Landscape committee:

Assist with budgeting by reviewing landscape enhancement costs, tracking spending, and flagging issues or requests that may require manager or board approval.

Assist with planning seasonal and long-term landscape improvements, including refreshes to planting beds, replacements, and phased enhancements.

Organize planting-bed work by helping choose appropriate, low-maintenance plants and coordinating when mulch, color rotations, or replanting should be done.

Communicate concerns, safety issues, and site issues, to the on-site property manager so repairs, authorizations, and follow-up are handled promptly.

Support walkthroughs and service coordination with the property manager, board members, and contractor, helping ensure work is completed to community standards.

Landscape Inventory Spreadsheet: With the above in mind, to better support current and future budget planning, the Committee is creating a RAP landscape inventory spreadsheet. This will map and list all common areas with active landscape features, brief descriptions, and locations. Each area will be assessed for appearance, color, and level of enhancement needed (critical, moderate, or low priority).

The next landscape committee meeting was scheduled for 26AUG2026 @ 4:00pm.

The meeting was adjourned at 4:40 pm.

Submitted by Tim Frantz, Chairperson