

Conservation Committee Minutes/Report
September 21, 2015 meeting

In attendance: Karen Anderson, Jan Burkhart, Cheri Calvert, Judy Dauchy, VeeAnn Finnemore, Marleah Llewellyn, Sandi Mottau, Greg Ware

A) Minutes: The committee approved its 8/17, 2015 minutes with the addition of the word “done” at the end of the last sentence on the first page, to read “... and presented prior to next year’s budgeting process and prior to any work being done.”

B) Reports

1) Water Usage: Clean River Rewards Application.

The application is in progress. Scott Huff, John Vecchio and Greg Ware met with the Clean River Rewards program specialist on Tuesday 9/22. The good news - it appears our Association will qualify for a “clean waters” reduction on the “on-site” portion of our storm water bill because much of our the run off from our roofs goes into the bay and into gardens as opposed to the public storm water drain system (which it does on TID). The bad news - the Bureau of Environment Services (BES) discovered that our Association is being undercharged for storm water run off. The BES had an incorrect number (approx. 40% too low) for the sq. footage of our “impermeable surfaces” – roofs, parking, etc. – which it revealed to us in April during a meeting between representatives of the five HBD associations, BES, and the Water Bureau. This means that our storm water bill instead of being reduced, will, almost certainly, increase, even with the discount awarded through a successful application to the Clear Rivers Rewards program. (sigh)

When we disconnect down spouts on the TID roadside of our units we can reapply and possibly receive further discounts. Disconnecting the downspouts from the City’s storm water system is under consideration by the Maintenance Committee.

2) Water usage:

Sprinkler System

- John Vecchio and Greg Ware are creating a map of our sprinkler system, which will include the locations of all controllers and valves, and areas serviced by each valve. We discovered that the majority of our sprinkler heads have been updated by our to rotator heads, as opposed to spray heads. Apparently much the most efficient. The exceptions are the manually controlled areas in front of units 642, 646, 701, 705, 709 and 715.
- Marleah has asked Cedar for a report on which, if any, controllers have smart rain sensors connected.
Actions: pending further information.
- Many individuals, including our irrigation expert from Cedar, believe we are watering our lawn and some beds far too much.
Action: The Committee is recommending the Landscape Committee reduce lawn and bed watering times by 25% starting next year’s sprinkling cycle.
Action: That weekly attention be paid to condition of our lawn and plants. If areas start to brown and/or wilt, then watering times be increased. Conversely, if areas remain lush and damp, then further reductions be implemented.

Low flow toilets.

- We continue to encourage homeowners to convert to low flow toilets and shower heads. The Water Bureau is still offering \$50 rebates to replace inefficient toilets (www.portlandoregon.gov/water/article/459226), and free Water Conservation kits (www.portlandoregon.gov/water/article/402953).

3) Converting the area on the corner of Tomahawk Island Drive and North Hayden Bay Drive to a more sustainable landscape.

- The Committee is working diligently on developing designs, collecting images of sites and plants, developing a line item budget, outlining workflow and labor needed, etc. etc.
- A website is being developed that will allow homeowners and possible partners to access all of the above.

Action: Judy work with Cherie and Jan to integrate her flow chart of work and desirable plants into the Conservation Committee website.

Action: Committee members collect and send to Cherie images of sustainable, drought resistant landscaping and plants. All members of Riverhouse HOA are welcome and encouraged to send images to Cherie Calvert.

4) Communication

- In addition to reporting at Board meeting, sending out our minutes and reports to all HOA members, and developing a website, we are working on creating a display board of pictures showing examples of sustainable, alternative landscaping, as well as developing a visual matrix of the Conservation Committee's projects. Both the board and the matrix will be put in the Pool House and updated on a regular basis. The Committee hopes to have some emerging versions of these in place by the next Board meeting. Additionally the Committee plans to create a list of plants and images for residents to consider if they have or begin a personal garden.

Action: Judy and Greg develop the project matrix before the next Board meeting.

Action: Sandi develop the first edition of the display board before the next Board meeting.

C) Next meeting time. October 19th, 7:00 pm, in the Pool House.

Respectfully Submitted
Greg Ware