

SE Property Usage Committee Survey Summary Report

February 15, 2021

In November of 2020, the Condo Board of Directors created a committee to assess whether the SE corner property being used for gardens was following the Condo CCR's.

SE Corner Property Usage Committee mandate:

[Return to the Board recommendations no Later than March 31, 2021, for the best use of the SE corner as a common space as defined in the Bylaw and the Declaration, with access for all owners, their guests, and their visitors as required by Bylaws and the Declaration.

- a. The committee shall have at least 5 members*
- b. The Board Chair will name a chairperson of this committee.*
- c. The committee will have geographic representation from the entire community.*
- d. The committee will include no more than one owner who is a garden space user, defined as any owner who has had a space within the last five years.*
- e. The committee may return a recommendation that a garden space is the best use of the SE corner, but that use must comply with the Bylaws and the Declaration.*
- f. The committee, through the Board Chair, may seek technical assistance from the community manager and/or counsel.*

The outcome of the committee mandate being a recommendation to the Board as to the use of the property.]

Committee members Holly Redfern and Helene Pihl, co-chairs; Sharon Madden; Donna McIntosh - scribe; and Diane Nolan met regularly on a weekly basis to discuss strategy for communicating with the condo owners to get their thoughts, opinions and ideas related to the property.

A survey was developed, containing three questions related to the future use of SE corner property. Questions 1 and 2 were yes/no questions. Question 3 was intended for comments if the property was not used for gardens going forward. The response totals for each question were tabulated and they are in the table on the follow page. Additionally, comments from Question 3 were categorized and they are listed as well.

The committee thanks Patti Audet for her patience and guidance in gathering the information in Excel format – we could not have done it without her!

Based on survey responses (68% of owners responding, with 90% of those in favor of keeping the gardens), it is the Committee recommendation that the community gardens be left intact. We also recommend that a standing committee or volunteers be responsible for the oversight of the gardens, including annual fees, and how garden spaces are assigned.

There were many comments related to other uses of the space at the SE corner of the property. The Committee suggests that the Condo Board of Directors consider additional usage of the space compatible with the gardens.

Survey Questions:

| Question | Response | Count of Unit # |
|---|----------|-----------------|
| Are you in favor of keeping the community garden intact, open to all residents either on a first come first served basis or a lottery if needed? An annual fee would be charged to each garden plot user. | Blank | 1 |
| | maybe | 1 |
| | no | 7 |
| | yes | 78 |
| Are you in favor of returning the SE Corner property to its original format which will require a monetary outlay of funds to plow under the gardens and replant grass? Cost is undetermined. | Blank | 2 |
| | maybe | 1 |
| | no | 76 |
| | yes | 8 |
| If the space at the SE corner of the property is no longer used as a community garden, what would you like to see in the space? | no | 18 |
| | yes | 16 |
| | (blank) | 53 |
| | | 261 |

Comments were identified in the following categories:

| Categories of Comments (taken from ALL survey responses) | # of related comments to each category |
|--|---|
| Gathering area/seating/social/benches/multipurpose | 26 |
| Gardens add beauty and feeling of community to condos | 13 |
| Picnic area/barbecue/tables | 7 |
| Multi-use/tennis court, pickleball, croquet, badminton | 7 |
| Gardens are a selling point for buyers | 7 |
| Needs Management; more uniform: Set up standards i.e., annuals only | 5 |
| Lately garden has become out of hand/not uniform/messy | 5 |
| Removing gardens is not an expense we should incur | 5 |
| Change CCR's to allow the gardens/ why can't we just keep the gardens under the CCR's | 5 |
| Gardens promote sharing produce/ flowers | 4 |
| Add covered area/gazebo/pergola/arbors/trellises | 3 |
| Gardens promote exercise | 3 |
| No costs/assessments passed on to condo owners/users pay costs | 3 |
| Garden users should pay fees for water/space | 3 |
| KPS should manage (or work with volunteer coordinator) assigning plots, collecting fees, and paying bills | 2 |
| More trees and shrubs | 2 |
| Watering garden is the same as watering landscaping; should not cost more. | 2 |
| Not available to all residents; Non-compliance with CC&Rs; Return to previous condition; Lottery for garden usage each year; Construct an asphalt/big concrete pad for games or dances and concerts; Cost effective; Accessible pathways; You can't return it to previous condition because it was a pile of dirt, unsightly/ dead trees; needs drip irrigation; should not need drip irrigation; make it park-like; don't tell gardeners what they can/cannot grow; want rose garden; add restroom; fire pit; no pickleball; no dog park; not racquetball | single comments |