

Nepenthe Grounds Committee Meeting
January 17, 2019 3:00PM
Nepenthe Clubhouse

Present were:

Don Landsittel, Committee Co-Chair	Marty Henderson, Irrigation
Ron Holehouse, Zone 1	Diane Luttrell, Zone 1
Diane Durawa, Zone 2	Valerie Layne, Zone 2
Lisa Tafoya, Zone 3	Kay Chmielewski, Zone 4
Pam Sechrist, Zone 5	Kathy Waugh, Zone 6
Pat Thompson, Zone 6	
Joan Barrett, Secretary	Daniel Devlin, Asst. Community Manager
Bettsi Ledesma, General Manager	Juliana Brown, Coast Site Manager
	Barry Nietsch, Coast Regional Manager

Not present:

Linda Cook, Board Liaison

Guests:

Frank Loge, Board President	Yvonne Delbiaggio, future Zone 3
Joan Haradon, Finance Committee Chair	

The meeting was called to order by committee co-chair, Don Landsittel, at 3:00PM.

Don asked for approval of the last minutes with a correction to the comment Marty made in the last minutes. **Diane Durawa** made a motion to accept the minutes as written, **Marty** seconded the motion, the motion passed.

Don welcomed the new Steward for Zone 7, Yvonne Delbiaggio, and announced that Mike Herder submitted his resignation as a Steward for Zone 3 due to work demands.

Don invited **Frank** to speak to the Swarthmore Drive plan. **Frank** said that he met with **Bettsi, Linda, Don, Juliana, Valerie and Daniel** on October 18, 2018 regarding a plan to renovate an area of Nepenthe landscaping and the area at the base of the Swarthmore circle was chosen at that meeting. He reiterated that the Board decision to hire Coast was predicated on their expertise in landscape design and this project would exercise that skillset and be an opportunity for Coast to demonstrate their capabilities to the homeowners and the Grounds Committee.

Frank spoke to the three levels of landscape management;

- **general maintenance** from the operations part of the budget;
- **remediation**, special projects paid for from reserves and requiring separate crews and
- **enhancements** also paid from reserves and requiring separate crews.

Frank said that he would like to see the project brought to the Board at the February meeting.

Discussion followed about the project and **Juliana** answered questions about removing the ivy in the Swarthmore section and grading properly so that bark that will replace it will remain as much as possible within the areas designated and not on the pathways. **Juliana** predicted that the work, once begun, would take a couple of weeks and is projecting March inception. **Marty** asked if the irrigation had been factored into the preparation for the renovation and **Juliana** said that it had.

Remediation Action Plan

Don laid out the plan to allow the Zone Stewards one more input for new plants needed to complete the remediation work. Don expressed the opinion that once the remediation was completed this year that the future expenses should be less expensive.

The remediation work will begin in Zone 7 and proceed through the zones to Zone 1. Zone 1 being the last due to the irrigation work still needed in Zone 1.

Enhancements

Don said that in the past "extra work" was done on a random basis and the current plan was implemented to update contiguous areas i.e. "Views" now to be referred to as "Enhancements." See Frank Loge's comments above.

Don asked that the Zone Stewards identify two areas within their Zones for Enhancements and to submit these Enhancement areas, with photographs, to him before next month's meeting. Daniel Devlin is available to assist with the photographs.

Joan Haradon asked how many enhancement projects are anticipated per year and **Don** said that it would depend on the finances available. **Marty** asked for a rough estimate of what the renovations will cost and Bettsi deferred an answer until she can provide actual figures at the next meeting.

Trees

A listing of the trees removed during 2018 was previously provided to the Stewards. Don asked that Stewards consider the trees that have been removed in their area and to suggest locations for new trees to replace those removed. A preliminary revised "Tree List" has been developed. This list has been developed through the cooperative efforts of Grove, Paul Dubois, Coast Juliana Brown, and Nepenthe Zone 2, Valerie Layne.,

Tree Report There was no Tree Report this meeting from Grove, Paul Dubois.

Coast Rep, Juliana Brown

Read the weekly report of Coast's activities submitted previously. Crabgrass elimination is the current concentration along with hard pruning. A discussion of the proper treatment of flowering plants followed.

Don asked that the Stewards read the Scope of Work for Coast provided last week.

Zone Stewards

There were no additional comments or questions from the stewards.

The meeting was adjourned at 4:39PM

Respectfully submitted,

Joan Barrett, Secretary

Edits by Donald Landsittel, Co-Chair

Request for Board Action

The Grounds Committee recommends to the Nepenthe Board of Directors the authorization for Coast Landscape Management to proceed with the "...Swarthmore View #1 /renovation..."

Diane Durawa made a motion to accept the Coast proposal dated 20-Dec-18 as written for \$24,495.00 and **Marty Henderson** seconded the motion. The motion passed without opposition.

Next Zone Walk, there was no walk designated

Next Tree Walk, February 11th, 2019

Next Grounds Committee Meeting, February 21, 2019- 3:00PM- Nepenthe Clubhouse