Nepenthe Grounds Committee Meeting

May 16, 2019 3:00PM

Nepenthe Clubhouse

**Present were:**

Don Landsittel, Committee Co-Chair Linda Cook, Board Liaison

Ron Holehouse, Zone 1 Valerie Layne, Zone 2

Diane Durawa, Zone 2 Lisa Tafoya, Zone 3

Yvonne del Biaggio, Zone 3 Kay Chmielewski, Zone 4

Pam Sechrist, Zone 5 Kathy Waugh, Zone 6

Solveig Toft, Zone 7 Joan Barrett, Secretary

Elexa Meredith-Flores, Facilities Manager Juliana Brown, Coast Site Manager

Paul DuBois, Grove

**Not present:**

Diane Luttrell, Zone 1 Joleen Hecht, Zone 3

Marty Henderson, Irrigation Iris Bettencourt, Zone 4

**Guests:**

Alexandra Spitz, 1336 Vanderbilt Way Nancy Cooper, 1242 Vanderbilt Way

The meeting was called to order by committee co-chair, **Don Landsittel**, at 3:05PM.

**Don** announced that henceforth, additional information provided to the members by email will not be printed out for the meetings. If the emailed information is required at the meeting the members are asked to print the pages required at home.

**Don** introduced **Elexa Meredith-Flore**s from First Service home office who will be working with Sarah as Assistant Manager/Facilities Manager.

**Minutes**

**Valerie** said that her two motions at the last meeting were incorrectly reported.

The motions as reported in the April minutes read:

* **“Paul** was unable to attend the meeting so **Bettsi** gave his the tree report and projected the photos and comments **Paul** had made in his report. Of immediate concern were three Liquidamber trees on the berm between Nepenthe and Howe Avenue that were struggling, **Paul** recommended removal and replacement due to the concerns of nearby residents for noise and privacy issues. **Valerie made a motion to address these trees as a priority and Diane Durawa seconded the motion. The motion carried.”**

Valerie states the minutes should have read:

***Valerie made a motion to obtain a proposal from Coast to replant/remediate the area where the Liquidamber trees are to be removed before we send a recommendation for tree removal to the BOD so we could send the replanting/remediation proposal to the***

***BOD as a package with the tree removal proposal since this is a privacy/safety issue due to the location of the existing trees.***

The April minutes read:

* **“Valerie** made a motion that we accept the recommendations of the tree report with the exception of Item #7, removing Tree #846, #847 and #848 on the Howe Avenue berm for later discussion. **Diane Durawa** seconded the motion. The motion passed.”

The motion according to Valerie:

***Valerie made a motion that we accept the Grove Tree Proposal minus the proposed removal of the Liquidambers but just until the May meeting when we would have a proposal from Coast for replanting/remediation to include in our recommendation to Board of Directors.***

*It was agreed to change the April Meeting Minutes as written above.*

**Irrigation**

**Marty** was not present but **Don** announced that Zone 2 is being finished now and Zone 1 will be next.

**Views/Renovations**

**Don** said that the renovations to Zone 2 and Zone 7 are complete and a mini-view in Zone 6 is finished. Coast will supply figures for the Zone 4 View by May 28th so the Committee could review these before submitting to the BOD.

**Pam** questioned the remediation of the south side of the tennis court and asked if it was considered part of Zone 5’s view. **Don** said that in his opinion the south side of the tennis court area was overdue to be fixed and should be considered as a part of the Zone 5 Remediation. Zone 5 remediation expected to be completed by end of first week of June. He said that Zones 1 and 3 need to be scheduled next.

**Juliana** reported that weed abatement is ongoing and also fertilization of the beds and turf.

**Don** asked that the weeds in the Commons Drive circle that are growing in an area cordoned off for remediation from the tree removal be taken care of. All areas where new grass is sprouting should have the weeds kept cut.

**Lisa** asked **Juliana** about very tall weeds in Zone 3 and said that the area had been highlighted for this problem for several months.

**Yvonne** said that the Zone 3 walk was not finished and questioned as to how they should proceed. **Don** stated that the Zone Stewards should be responsible for the walks with areas not covered on one Zone Walk should be prioritized for the next walk(s).

**Don** said that the Scope of Work has been worked on and would like 3 volunteers from the Grounds Committee to review the work completed to date in order to offer any possible additional comments before the revised document update is processed further.

**Frank Loge, Board President** proposed an independent consultant to review the Scope of Work before his resignation from the Board this week. A discussion followed on how best to review the proposal before submission to the consulting firm.

**Linda** asked **Juliana** about the worksheet that showed pruning done in Zone 2 but there were areas in the zone that had not been pruned. If the zone was not completed do the crews just move on? **Juliana** replied that urgent matters are taken care of first and asked that the stewards contact her directly regarding problem areas.

**Kay** reported that there are dead 3-4’ shrubs in Zone 4, originally noted in October of last year that are still in the ground and still dead.

**Guest Nancy Cooper** asked if the residents could volunteer to help by purchasing plants and with the tasks that Coast is having trouble completing. **Don** explained that the CC&Rs prohibit this and that the policy whereby homeowners could purchase plants and have the Grounds Contractor plant them has been discontinued.

**Kathy** asked **Juliana** when the removal of ivy from siding and fencing happens. **Juliana** said that the pruning and ground cover tasks cover the removal.

**Tree Report**

**Paul** went through the list of recommendations for Zone 4 and noted it was the shortest list of any to date and said that it was testimony to the effectiveness of the tree program in place.

Regarding the 3 Liquidamber trees previously discussed in the Howe Avenue berm, he said that he would identify those and present options for their removal.

**Kay** asked about the small trees near the Dunbarton Cabana in the proposed view and wondered if those need to be removed and expose the Azalea and Camellia underplanting to excessive sunlight. She felt it imprudent to remove healthy trees at a cost of $10,000 to $12,000 and wondered how that was justified. A discussion followed regarding reasons for removing healthy trees and shrubs and it was decided to review the proposal prior to submitting it to the Board.

**Don** requested that the Stewards review the interpretations of the CC&Rs and **Linda** suggested that the concerns be considered over time, there is no need to rush on the issue. **Linda** reminded committee members that their yearly applications for membership need to be submitted.

**Zone Stewards**

**Pam** said that she would like to see better work from the contractors.

**Kay** pointed out that AT&T dug a 3’ hole and removed several shrubs which they set against a nearby structure. She would like to recommend that the company be charged for repairing the area.

**Recommendation for Board Action**

**Diane Durawa** made a motion to approve The Groves’ Tree Work Proposal of 5/15/2019 for $13,935.00. **Lisa** seconded the motion. The motion passed.

The meeting was adjourned at 4:57PM

Respectfully submitted,

Joan Barrett

Secretary

Edits by,

Donald Landsittel, Co-Chair

**Next Zone Walk, Zone 7, Friday, May 17, 2019**

**Next Tree Walk, June 3rd, 2019**

**Next Grounds Committee Meeting, June 20, 2019- 3:00PM- Nepenthe Clubhouse**