

Grounds Committee Meeting Minutes

March 17, 2022 @ 3:00 PM

Meeting via Zoom

ATTENDANCE

Members Present

Steve Huffman, Chair
Kathy Waugh
Don Ellwanger
Christina George
Nina White

Diane Durawa
Liza Tafoya
Joan Trotta
Don Landsittel (portion)

Members Absent

Joleen Hecht

Solveig Toft

Also Present

Markus Dascher, Board Liaison

Bettsi Ledesma, General Manager

Homeowners Present

Dan Durawa

Tim Taylor

Carson Landscape Industries

Oscar Lopez

AGENDA ITEMS

Steve called the meeting to order at 3:05.

Minutes of Committee Meeting February 17

On a motion by **Diane** and seconded by **Nina**, the minutes were approved unanimously.

Comments from Guest

Tim Taylor, a homeowner at 1104 Dunbarton Circle, asked that the area to the west of his residence, where a large maple had been removed, get a new shade tree as a replacement. He said his patio had gotten hotter since the removal. The proposal for remediation of tree removal sites in zone 4 was on the agenda at that meeting, but it did not include 1104 Dunbarton. He asked the committee reconsider and ask Carson for such a proposal. **Christina** suggested that committee members visit the site between then and the April 21 meeting, and discuss the matter then. **Steve** agreed to incorporate a message to that effect in his weekly report due the next day, and put the subject on the April agenda. The committee agreed to the plan.

Proposals for Remediation of Tree Removal Sites, Zone 3

Liza spoke to the subject. **Joleen** was absent, so **Liza** was the only zone 3 steward in attendance. She said she could support recommending the Board approve the proposals with one exception, that being the work at 2312, 2314 & 2316 Swarthmore. It called for the planting

of a Chinese elm tree. She said she was concerned that such a large tree would do damage to the foundation of a nearby residence. After an extensive discussion, she moved that the committee recommend that the Board approve the proposals except for the one at that address. **Steve** seconded it. It passed with all voting aye, except **Don Landsittel**, who abstained because he had just joined the meeting.

Proposals for Remediation of Tree Removal Sites, Zone 4

Nina and **Don L**, the zone 4 stewards, stated they had inspected the sites with Oscar. They had suggested changes to some, and **Oscar** had made revisions. **Nina** moved the committee recommend the Board approve the proposals. **Don** seconded, and the motion passed unanimously.

Policy re: Remediation of Tree Removal Sites

Steve reviewed recent events. The committee at its February 17 meeting asked the Board for permission to draft a policy on this subject. When the directors met March 2, they granted its permission. Then he and **Bettsi** wrote the following policy draft, which had been distributed in advance:



POLICY REGARDING TREE REMOVALS

- I. Every year trees need to be removed because for several reasons, including old age, disease, structural defects and actual or potential damage to building foundations.
- II. When the tree contractor recommends a removal, the proposal must include stump grinding and the disposal fee.
- III. No proposal for removal will be approved without a concurrent proposal for remediation of the site.
 - a. It is understood that remediation may not be feasible for several months following removal in order for the ground to recover.
 - b. The remediation proposal must include an estimated date for the work.
 - c. The cost for the work will be charged to reserves in the year it is accomplished, which may be different from the year in which the cost of removal is charged.
 - d. The general manager will provide tree removal remediation proposals, approved but not yet executed, to the reserve analyst each year to be included in the study.

Liza suggested that Section I be revised to read as follows:

- I. Every year trees need to be removed for several reasons, including old age, disease, structural defects and actual or potential damage to buildings.

She suggested several other changes.

Christina moved that the document to be sent to the Board include the above Section I changes only. **Don L** seconded the motion. All voted aye, except **Liza**, who voted no.

Questions of Oscar

Diane asked how the watering schedule was affected by the recent time change. **Oscar** replied that the change had been made by the smart controllers. **Christina** asked about the present status of turf remediation. **Steve** asked if the Field Manager & Plant Health Care Schedule was being followed. **Oscar** said it was. He then left the meeting.

Comments from Board Liaison

Markus said that the Board was making little progress toward the planned engagement with landscape architect **Garth Ruffner**.

The meeting adjourned at 4:10.

Respectfully submitted,

Steve Huffman, Chair

Next meeting: April 21

Recommendations to the Board

- Approve Carson's proposal for remediation of five tree removal sites in zone 3 in the amount of \$30,150.
- Approve Carson's proposal for remediation of nine tree removal sites in zone 4 in the amount of \$40,950.
- Adopt the following policy:



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