

**Grounds Committee Meeting Minutes**  
**February 17, 2022 @ 3:00 PM**  
**Meeting via Zoom**  
**ATTENDANCE**

Members Present

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

Diane Durawa  
Solveig Toft  
Joleen Hecht (portion)  
Don Landsittel

Members Absent

Liza Tafoya

Joan Trotta

Also Present

Markus Dascher, Board Liaison

Bettsi Ledesma, General Manager

Homeowner Present

Karen Lowrey

Carson Landscape Industries

Oscar Lopez

Nick Shebert

**AGENDA ITEMS**

**Steve** called the meeting to order at 3:05.

Minutes of Committee Meeting January 20

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

Comments from Guests

**Karen** asked about the tree removal remediation proposal at 106 Elmhurst. She asked questions of the committee and of **Oscar**, to which she got answers. She asked for clarification of the location of another zone 6 site, that being at 1015 Vanderbilt.

Proposals for Remediation of Tree Removal Sites, Zone 5

They had been distributed to Zone Stewards **Christina** and **Don E** on January 17. Since then, they conducted a walk of the zone, during which they asked questions of **Oscar** so that they could fully understand the work that was being proposed. They expressed understanding of the work and suggested no changes. **Steve** noted the cost for the work at five addresses would total \$17,125.

**Christina** moved, and **Don E** seconded that the committee recommend the Board approve the proposals. The motion carried by unanimous vote.

#### Proposals for Remediation of Tree Removal Sites, Zone 6

They had been distributed to Zone Stewards **Kathy** and **Joan** on January 17. Since then, **Kathy** conducted a walk of the zone. **Joan** was unable to attend. During the walk **Kathy** asked questions of **Oscar** so that she could fully understand the work that was being proposed. She expressed understanding of the work and suggested no changes. **Steve** noted the cost for the work at six addresses would total \$14,490.

**Kathy** moved, and **Steve** seconded that the committee recommend the Board approve the proposals. The motion carried by unanimous vote.

#### Proposals for Remediation of Tree Removal Sites, Zone 7

They had been distributed to Zone Steward **Solveig** on January 17. Since then, she conducted a walk of the zone, during which she asked questions of **Oscar** so that she could fully understand the what was being proposed. She expressed understanding of the work. She selected an additional site, but decided not to ask for a proposal at this time. She suggested no changes. **Steve** noted the cost for the work at four addresses would total \$15,635.

**Solveig** moved, and **Steve** seconded that the committee recommend the Board approve the proposals. The motion carried by unanimous vote.

#### Proposals for Remediation of Tree Removal Sites, Zone 1

**Steve** noted, that with the recent resignations of **Kathleen Sadao** and **Robert Foster**, there were no stewards for this zone. **Bettsi** and **Steve** conducted a walk of the zone, during which they asked questions of **Oscar** so that they could fully understand what was being proposed. Prior to his resignation, **Steve** and **Robert** had inspected the sites They expressed understanding of the work and suggested no changes. **Steve** noted the cost for the work at five addresses would total \$19,065.

**Steve** moved, and **Don L** seconded that the committee recommend the Board approve the proposals. The motion carried by unanimous vote.

#### Shrub Removal and Remediation in Zone 7

**Steve** reviewed what had happened at the committee's last meeting. He said the committee had recommended the Board approve such a proposal, but because of an error on his part, the amount was incorrect. **Bettsi** caught it as she was preparing materials for the Board's February 2 meeting. He thought the last figure in the document was the grand total, but it was only one amount among three. So, the committee voted on a \$29,840 amount, but the total actually came to \$65,960. He proposed a recommendation to do only the first two phases – landscape improvements for \$24,520 and Irrigation for \$11,600 -- immediately. The total of the two came to \$36,120. He suggested we could do the third phase for \$29,840 later.

Much discussion ensued. In the end, **Christina** moved that the committee recommend the entire project at \$65,960, to be accomplished in two segments: (1) phases 1 and 2 for a total of \$36,120, followed by (2) phase 3 in the amount of \$29,840, to be started two months after the completion of phases 1 and 2. The motion was seconded by **Solveig** and carried unanimously.

### Policy re: Remediation of Tree Removal Sites

**Don L** had sent in advance his idea for a new policy on this subject. It follows:

When a tree is approved to be removed the project must include all the following:

- a. Tree removal price and an estimated date including the stump removal
- b. A proposed price for the remediation of the area around the removal area. Such a price must be derived from a hard copy of a plan including a forecasted date for the remediation. Plans do change but there will be a plan including a date.
- c. If the remediation carries over from one fiscal year to the next an allowance within the budget must be made to guarantee the funds are carried over to the following year(s) for the specific project(s).

**Don L** made a motion to recommend the above language be approved by the Board, and that they grant the committee permission to come back to a subsequent Board meeting with the language incorporated into a specific policy. The motion was seconded by **Diane** and carried unanimously.

**Don L** then moved an additional policy, to be recommended to the Board for its adoption, that whenever a tree is removed in the community, a new tree be planted, either at the removal site, or elsewhere. That way, we can maintain our urban forest, he said. His motion was seconded by **Solveig**.

Extensive discussion followed. In the end the vote was:

Ayes: Solveig, Nina, Don L and Joleen

Nays: Christina, Don E, Diane, Steve and Kathy

The motion did not carry.

### Sharing of Water Valves

**Nick Shebert** of Carson made a presentation on this subject, using maps of the community, showing how some areas are served by valves which cover turf, which needs frequent watering, along with shrub plantings, which need much less frequent watering. The result is that in order to give turf sufficient water, the latter areas get too much, resulting in waste. He said Nepenthe Association could save significant water if turf areas were served by valves programmed for them and separate shrub areas were similarly programmed.

**Steve** suggested that such valve realignment would require significant cost. He asked if this type of work had been considered in the reserve study, and **Bettsi** responded that it had not.

It was agreed that it would benefit the Board to receive this information from **Nick** directly.

### Questions of Oscar

A recent proposal from Carson called for planting of new redwoods. Members questioned the wisdom of such a move. **Nick** responded that it would benefit the community only if there were sufficient space around the area, which was the case in that area, he said.

**Oscar** answered a few questions. He and **Nick** then left the meeting.

#### Comments from Board Liaison

**Markus** said that it would help directors better understand what the committee was asking for if it were more specific with its requests. An example was specifying not only the species of a suggested planting, but also its variety. **Steve** offered another possibility, that being more discussion in the minutes of the committee's reasoning supporting its recommendations to the Board.

#### Notification of Zone Walks

**Steve** suggested it would be an improvement if zone stewards would better organize walks, specifically to notify **Bettsi**, **Oscar** and him in advance as to the time and location when the walks would begin. He said it was the stewards' responsibility to schedule them, and not his.

All agreed it would be best to return to face-to-face meetings.

The meeting adjourned at 5:05.

Respectfully submitted,

Steve Huffman, Chair

Next meeting: March 17

#### **Recommendations to the Board**

- Approve Carson's proposal for remediation of five tree removal sites in zone 5 in the amount of \$17,125.
- Approve Carson's proposal for remediation of six tree removal sites in zone 6 in the amount of \$14,490.
- Approve Carson's proposal for remediation of four tree removal sites in zone 7 in the amount of \$15,635.
- Approve Carson's proposal for remediation of six tree removal sites in zone 1 in the amount of \$19,065.
- Approve Carson's proposal for shrub removal and remediation in zone 7 in the amount of \$65,960, to be accomplished in two segments: (1) phases 1 and 2 for a total of \$36,120, followed by (2) phase 3 in the amount of \$29,840, to be started two months after the completion of phases 1 and 2.
- Adopt a policy as follows:
  - When a tree is approved to be removed the project must include all the following:
    - Tree removal price and an estimated date including the stump removal
    - A proposed price for the remediation of the area around the removal area. Such a price must be derived from a hard copy of a plan including a forecasted date for the remediation. Plans do change but there will be a plan including a date.

If the remediation carries over from one fiscal year to the next an allowance within the budget must be made to guarantee the funds are carried over to the following year(s) for the specific project(s).

And grant the Grounds Committee permission to come back to a subsequent Board meeting with the language incorporated into a specific policy.