

## Grounds Committee Meeting Minutes

January 18, 2024 @ 3:00 PM

Nepenthe Clubhouse

### Members Present

Jim Shaw, Chair & Zone 2 Steward

Theresa McCrackin, Zone 1

Diane Durawa, Zone 2

Lisa Tafoya, Zone 3

Pam Livingston, Zone 4

Kathryn Schmid, Zone 4

Don Ellwanger, Zone 5

Jean Dascher, Zone 5

Kathy Waugh, Zone 6

Linda Cook, Zone 7

### Also Present

Christina George, Board Liaison

Dusty Favichia, General Manager

Julienna Michel, Admin Asst

Oscar Lopez, Carson

Paul Dubois, Grove

### Absent

Joleen Hecht, Zone 3

Joan Trotta, Zone 4

### Homeowners Present

Paula Connors, Mary Gray, Ashley Tangerass, John Bloomer, Courtenay Delfin, Julie Zumalt, Dan Durawa

## AGENDA ITEMS

**Jim** called the meeting to order at 3:00pm.

### Grove Tree Report

Grove Arborist, Paul Dubois, discussed the process for approving tree work through the City of Sacramento. Nepenthe has approximately 2,800 trees which includes 420 City owned trees. The City trees are located along the Howe Avenue Berm (zones 1 & 3) and at the end of Commons Drive at the roundabout. Grove has petitioned the City for a couple of years to prune the city trees along Howe Avenue. The City responded to the petition, saying that they will do that work when it comes up in their cycle. The City is currently on a 7-year pruning cycle on the management of their trees.

Paul gave an example of a City-owned cedar tree alongside Howe Avenue that Grove recently removed. The City arborist acknowledged that the tree's condition warranted a removal, however, the City was prepared to leave it because it did not pose a risk to Howe Avenue. The City did acknowledge that if the tree's defect would cause it to fall, the tree would fall into Nepenthe property. Therefore, they offered to give Nepenthe a tree removal permit but with the stipulation that the removal would be at our cost. We agreed to this condition since Nepenthe HOA is legally responsible for the preservation of homes and common areas.

## **Carson Report**

The following services are scheduled for February

- Field weed spray
- Irrigation has been turned off for the last 3 months
- Fruit Prevention spraying for plum trees
- Pre-Emergent in Planter Beds
- Pre-Emergent for turf areas plus fertilizer w/Baricade

## **2024 Zone Walk Discussion**

**Jim Shaw** presented information on a recent tour with siding and painting contractors and discussed the issues involved with plantings that are too close to the buildings and fences. **A motion was made by Theresa and seconded by Linda:** For the duration of the siding and painting project, conceptually change the zone walk format to include 2 goals. One goal is to precede the project work to identify the landscaping that needs to be removed to permit better access and work quality and then remediation to follow the finish of the work on the building. The second goal is for stewards to continue to identify issues and bring them to the Committee and to respond to homeowner landscape requests. The consensus of the Committee voted 'aye'. How to manage and schedule this new concept was deferred to the February meeting.

## **Review Board Expectations of Grounds Committee and Organization Chart & Communication Flow Chart**

Deferred to the February meeting.

**Chair, Jim Shaw** informed the committee that he would be stepping down as Chair but that he would continue to serve as a member and zone 2 steward.

**Board Liaison, Christina George**, asked the members to contact her if anyone was interested in serving as Chair.

**Adjourned 5:30 pm**