

Nepenthe Grounds Committee Meeting
April 18, 2019 3:00PM
Nepenthe Clubhouse

Present were:

Don Landsittel, Committee Co-Chair
Bettsi Ledesma, General Manager
Joan Barrett, Secretary
Diane Luttrell, Zone 1
Valerie Layne, Zone 2
Yvonne del Biaggio, Zone 3
Kay Chmielewski, Zone 4
Pam Sechrist, Zone 5
Solveig Toft, Zone 7

Linda Cook, Board Liaison
Juliana Brown, Coast Site Manager
Marty Henderson, Irrigation

Diane Durawa, Zone 2
Liza Tafoya, Zone 3
Iris Bettencourt, Zone 4
Kathy Waugh, Zone 6

Not present:

Ron Holehouse, Zone 1

Joleen Hecht, Zone 3

Guests:

Carol Duke, homeowner

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

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

Irrigation

Marty announced that Zones 1 and 2 have been approved for irrigation reimbursement by the City of Sacramento but the work on Zone 1 will be paid for in the next fiscal year for the City. Coast bid \$86,000.00 for their work in Zone 2 but negotiations brought that figure to not to exceed \$70,000.00.

The Swarthmore View did not include drip irrigation but the City approved turf replacement of 1,750 square feet at \$1.00 per square foot which made converting to drip a good choice for the Association.. Coast's bid of not to exceed \$2,500.00 will work because the Association's out of pocket costs for the conversion will only be \$800 after the rebate from the City.

Don said that the Swarthmore View was done as a combination of irrigation systems, Netafim and drip emitters on each plant. **Marty** questioned the efficiency of the emitters and **Juliana** replied that these were most effective on shrubs. **Marty** also asked about drip systems in Zone 4 for the future View site where trees have been removed. **Juliana** replied that Coast would be paying close attention to the watering in the following weeks due to the warranties provided by Coast. **Liza** asked **Juliana** if emitters were always called for with new plantings and said that it was offensive to say that plants were planted inappropriately in the past because in some cases, the previous plants may have been perfectly placed but for one reason or another were

replaced by another that didn't benefit or missed the watering area. (Plants were planted by GP in locations that no watering was available. Don L comment)

Views/Renovations

Juliana said that the work on Swarthmore View should be finished by April 19th with the installation of bark. She continued that the Zone 6 plantings should be accomplished by next week and that the proposals for Zones 4 and 5 are planned.

Don said that the Board of Directors (hereafter BOD) wants to approve proposals so pricing proposals have to be submitted for BOD consideration. **Marty** said that he would like the Committee to see examples of the proposal before submitting anything to the BOD. This will be done in the future. For the short term, because of the new process required by the BOD, proposals may be reviewed by **Bettsi** and **Don** and then go directly to the BOD.

Diane Durawa made a motion to accept Zone 4 proposal for the next view by the Cabana on Dunbarton as it is a highly visible area. **Pam** seconded the motion, the motion carried.

Don said that he would like to get a proposal with figures for the Zone 4 View so the Committee could review these before submitting to the BOD. **Linda** said that the May 22nd general meeting would allow time for the issue to be addressed.

Liza asked if it would be appropriate for the Committee to get outside bids for the work outside of Coast's contract. **Don** and **Bettsi** said it would not because of warranty issues and the proposals were limited by the price list within Coast's contract. **Don** said this was not going to happen (getting multiple remediation/view bids) at this time as the process is the same as it has been for many years, including GP's contract, and if changes were to be made it would have to become a new process including contract considerations.

Coast Report

Juliana reported that weed abatement is the current priority and explained ivy care and the two foot maintenance of tree wells. **Don** asked about the status of the end of day checks to be sure that all that was gathered during the day is collected by the end of the day. He noted that he and **Bettsi** met with **Juliana** weekly to discuss general maintenance.

Diane Durawa said that there was a fire hydrant in the alley knocked askew by one of Coast's vehicles three weeks ago. She reported that to the office and was told by Sarah to call the County which she attempted but gave up with a twenty minute wait to reach someone there. **Linda** questioned whether it was a Coast vehicle and **Diane** said that there was a witness to the incident. **Juliana** said that she would check on that. **Don** said it was troubling that there was a non-operational fire hydrant there.

Tree Report

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 Liquidambar 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.

New Tree Planting Plan

Valerie, Don and **Juliana** created a Policy and Practices document that outlines the procedures that should be followed to protect and enhance our urban forest environment. The Committee members are asked to read and comment on this in the next couple of months. **Don** also introduced the Nepenthe Tree Inventory Monitoring to track our common goal of replacing the trees that have been removed. He also included a form that will track Remediation after tree removal as a first draft to further track the efforts to keep the environment robust. When a tree is removed Coast will provide a Proposal for remediation of the immediate area ASAP.

Discussion regarding what homeowners can and cannot do with common spaces

A lengthy discussion of how to deal with homeowners who plant items in common areas ensued with many viewpoints and anecdotal comments regarding these situations. **Marty** made a motion addressing specifically the property at 615 Dunbarton which has repeatedly ignored requests and fines to cease introducing plants to the common area by sending a letter to the homeowner with a deadline for removal of 30 days. **Valerie** seconded the motion, the motion passed. This action is to be a beginning to more enforcement regarding homeowner plantings.

Marty made a motion that the Grounds Committee send a letter to the property owner at 615 Dunbarton allowing 30 days to rectify inappropriate planting. **Valerie** seconded the motion. The motion passed.

Recommendation for Board Action

Valerie made a motion that we accept the Grove Tree Work Proposal of 4-12-2019 recommendations of the tree report with the exception of Item #7, removing Tree #846, #847 and #848 on the Howe Avenue berm, delaying this item for later discussion and decision. **Diane Durawa** seconded the motion. The motion passed.

Zone Stewards

There were no additional comments or questions from the stewards.

The meeting was adjourned at 5:09PM

Respectfully submitted,
Joan Barrett, Secretary

Edits by,
Donald Landsittel, Co-Chair

Next Zone Walk, Zone 4, Friday, April 26, 2019

Next Tree Walk, Zone 4, Monday, May 6th, 2019

Next Grounds Committee Meeting, May 16, 2019- 3:00PM- Nepenthe Clubhouse