Nepenthe Grounds Committee Meeting

June 20, 2019 3:00 PM

Nepenthe Clubhouse

**Present were:**

Don Landsittel, Committee Co-Chair Christina George, Association President

Sarah Lowrey, Interim General Manager Juliana Brown, Coast Site Manager

Steve Huffman, Committee Secretary David Culbertson, Coast Region Mgr

Paul Dubois, The Grove (portion) Frank Carson, The Grove (portion)

Marty Henderson, Irrigation Ron Holehouse, Zone 1

Diane Durawa, Zone 2 Valerie Layne, Zone 2

Yvonne del Biaggio, Zone 3 Joleen Hecht, Zone 3

Liza Tafoya, Zone 3 Iris Bettencourt, Zone 4

Kay Chmielewski, Zone 4 Kathy Waugh, Zone 6

Solvieg Toft, Zone 7

**Not Present:**

Diane Luttrell, Zone 1 Pam Secrest, Zone 5

**Guests:**

Rebecca Barham Nancy Cooper

Teri DeGross Betty Given

Jeanne Trathen Robert Trathen

Joan Trotta Karen Wenck

The meeting was called to order by **Don Landsittel** at 3:00 PM.

The minutes of the May meeting were approved as written on a motion by **Diane Durawa** and seconded by **Liza Tafoya**.

The guests introduced themselves. Some gave reasons for their attending the meeting.

**Zone Stewards’ Responsibilities**

**Don** stated that a job description for stewards was needed and asked for volunteers to draft one for the committee’s approval. **Iris, Liza** and **Valerie** answered the call. He added that there needs to be clearer guidance as to what stewards can, and cannot, do.

**Irrigation**

**Marty** reported that his goal for this year is to have all of Zone 2 converted to drip and as much as possible of Zone 1. He said the City has approved rebates for all Zone 1 valves and the remaining valves in Zone 2. He added that getting approval has taken longer because of changes with the City government.

He expects us to get a $1,750 rebate from the City for turf replacement from the Swarthmore view.

**Juliana** added that currently there is a two-day limit for the use of sprinklers. Drip irrigation is not limited.

**Views/Renovations**

**Don** reported that there had been a meeting regarding of a Zone 4 view, and a proposal for it would go to the board in August. A proposal for remediation in the zone would be on the board’s July 3 agenda.

Plans for Zone 3 remediation are in process.

**Coast Report**

**Juliana** said current emphasis is on weed abatement, pruning, picking up broken branches and irrigation repairs. She said they are intentionally letting turf grow somewhat longer in order for it to root and grow better.

She said it would be helpful if requests from zone stewards contained more specificity, especially as to the location of an area where action is needed.

**Marty** added that it is particularly important that reports of damaged sprinkler heads be sent to the office promptly in order to avoid water waste.

**Don** said that the three-month rolling forecast of work from Coast is still a work in process.

**Roundup Use**

**Christina** said the subject will be addressed by the board at its July 3 meeting.

**Tree Work**

**Paul DuBois** of The Grove reported on his survey of trees in Zone 5. He presented each recommendation in detail and answered members’ questions. His recommended remedies ranged from spraying, to pruning, to deep watering and to removal. In the cases of three sweetgums (liquidambar), he provided alternatives. The committee decided on the removal alternatives.

A motion from **Marty** and seconded by **Iris** to accept Grove’s Proposal with the alternative to remove the liquidambers.

**Pau**l agreed to re-write his recommendations in the form of a quote for the board’s approval July 3, incorporating the decisions regarding the sweetgums, with a total cost of approximately $21,000.

**Request for Board Action**

Approve tree work in Zone 5 for approximately $21,000.

**Violation of CC&Rs Section 3.16**

**Don** reported that the board will deal with a specific violation of that section.

**Revision to Grounds Vision Statement**

**Don** said the board will appoint a subcommittee to work on the project.

**Grounds Budget Status**

**Don** stated that he expects to get an update to the reserve status report soon.

**Visitor Comments**

The committee received comments complaining of dead plants and weeds.

**Contact Information**

**Sarah** said she will poll each committee member to learn of how they prefer to be contacted for possible publication for Nepenthe owners.

The meeting adjourned at 4:43

Respectfully submitted,

Steve Huffman, Secretary

Edits by,

Don Landsittel, Co-Chair

**Next Grounds Committee Meeting, July 18, 2019 – 3:00PM – Nepenthe Clubhouse**