

Nepenthe Grounds Committee Meeting  
November 15, 2018 3:00PM  
Nepenthe Clubhouse

**Present were:**

Don Landsittel, Committee Co-Chair  
Joan Barrett, Secretary  
Elsa Morrison, Co-Chair Trees  
Marty Henderson, Irrigation  
Diane Luttrell, Zone 1  
Valerie Layne, Zone 2  
Mike Herder, Zone 3  
Kay Chmielewski, Zone 4  
Pam Sechrist, Zone 5  
Kathy Waugh, Zone 6

Linda Cook, Board Liaison  
Daniel Devlin, Facilities Manager  
Juliana Brown, Coast Site Manager  
Paul DuBois, Arborist, The Grove  
Ron Holehouse, Zone 1  
Diane Durawa, Zone 2

Pat Thompson, Zone 6

**Not present:**

Liza Tafoya, Zone 3  
Julie Lanocha, Zone 7

**Visiting Homeowners:**

Barbara Murman, 2264 Swarthmore Dr, Zone 2  
Anne Marder, 1207 Vanderbilt Way, Zone 5

The meeting was called to order by committee co-chair, Don Landsittel at 3:05PM.

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.

Don announced that Julie Lanocha, Z7, had resigned from the committee for health reasons.

Linda Cook complimented the committee on work on the Homeowner can/cannot do report and offered to present it to the Board of Directors at the next meeting. Don replied that the report was still a draft and would like to hold it over until it is more complete.

**Marty Henderson, Irrigation Report**

Marty presented the form showing the replacement of sprinklers reported to the City of Sacramento (hereafter; City), to show the areas that are complete and those parts of Zone 1 and Zone 2 which are scheduled to complete. He said that the report given to Coast's irrigation person for Zone 1 is in the works and said that once the valves are accounted for, the work will be checked.

The City has now increased the amount of participation in this project to \$50,000.00 for this year ending June 30th, 2018. He will submit the report for the Board president's signature and give to the City for reimbursement for the parts, as Nepenthe pays for labor. We are in Phase 4 and have already received reimbursements from the City of \$75,000.00 and with the increase

expects to receive a total \$125,000.00 when complete. He stressed that this work is vital and will save millions of gallons of water.

Kay mentioned that Zone 4 has plants dying for lack of proper irrigation.

Marty explained that the first netafim installed was laid on the top of the ground as GP provided mulch to cover the netafim. Later GP no longer had mulch available so the netafim was buried with no mulch cover. Juliana said that when the new plants are installed they will be planted close to emitters. Marty added that the netafim must be continuously monitored to clear clogged emitters.

### **Coast Rep, Juliana Brown**

Provided a copy of the weekly report of Coast's activities. November to March 1st will now have bi-weekly mowing. Leaf abatement is the current concentration and once the rain happens, the crew will be applying pre-emergent weed suppression.

She provided a map showing that we are located in the State Pest Division's quarantine area for the Oriental Fruit Fly and cautioned that citrus from our trees should remain within the quarantine area to avoid further contamination. Citrus fruit remains should be double bagged and placed in the garbage, not the green waste. Pam asked if the residents had been informed of this and Daniel said there would be an email to inform the community.

Don announced that Randy Ross will begin blowing off the roofs and would coordinate with Coast.

Juliana said that the crews would be dismissed early today and tomorrow because of the dangers of smoke inhalation and that next week would be a 3-day work week because of the holiday so the concentration would be on path clearing.

**Zone Walk**, Zone 7 is cancelled and November 30th Zone 1 is scheduled for a walk.

### **Replacing plants and shrubs**

Spreadsheets have been developed to identify dead and missing plants and shrubs and to plan track replacements. Daniel has begun to load the previously gathered dead and missing plant information into the dedicated spreadsheet for each zone. Replacement of these shrubs and plants is to begin after the New Year – approximately. Juliana and Valerie will have the prime responsibility for what gets planted in each location. To support this a revised plant and shrub list is evolving. It is envisioned that eventually this revised list will be adopted formally by Nepenthe.

Marty mentioned that the City has a water tolerant list on their website that we should refer to in planning.

Marty showed a large binder prepared for Nepenthe in the past by Wood Rogers that may be a useful tool for replanting and creating views. Use of the work done by this previous contractor would be more expedient and avoid duplicating efforts. Linda suggested that a copy of that report be kept in the library for Homeowners to refer to and that since the same contractor is currently consulting with Nepenthe on another project they may be willing to provide an additional hard copy or possibly a soft copy of the study to avoid the cost of First Service's copy charge of \$1.50 a page.

### **Future Views**

Don announced that Board President, Frank Loge, made the decision to start work on this project on Swarthmore Drive. The location was inspected by Juliana, Valerie, Daniel and Don resulting in ideas and suggestions which Juliana is putting together as a "plan" for the area. The plan once gelled would be submitted to the Board to become a living document as the work moves forward.

Diane Durawa asked if the plant list could include photos of the plants and the response was that going forward that would be a helpful addition to the list.

### **Tree Report**

Don asked Paul DuBois for a detailed review of Grove proposals for various currently approved and proposed works. This detailed information had not been made available to the total Grounds Committee in previous years. The information discussed was in the November 7, 2018 BOD Package.

1. Annual "Tree Maintenance Alternate Pruning" was approved by Bettsi and the Board for \$76,800.00. Paul explained that the maintenance pruning plan was to prune trees away from roofs and over walkways. He noted that due to the work done in the last couple of years, the cost to Nepenthe was \$25,000.00 less this year and a similar savings was enjoyed last year. As the tree work gets caught up there will be less cost to Nepenthe going forward and reduce emergency tree clean up.
2. Merit Tree Injections for \$2,700.00 was approved by Bettsi and the Board. This approval was expedited in order to schedule the service at the appropriate time. Only Crepe Myrtle and Hackberry trees were approved for spray treatment in January 2019 for aphid control.
3. Deep Root Watering – \$11,475.00 proposal. Action on this item can be and has been delayed for a month or two.
4. Fruit/Seed Prevention spraying proposal for \$6,000.00 to spray Liquidambar and Plum Trees over hardscape would need to be approved prior to March for spraying those trees for fruit control. Pam Sechrist made a motion to approve to maintain the health of 84 Liquidambar and 22 Plum Trees (or less) in the amount of \$6,000.00. Diane Durawa seconded the motion. The motion passed.

### **Other tree items:**

- Don stated that the tree count in Nepenthe must be maintained. Elsa, Juliana, Paul and Valerie are tasked with updating the approved trees for Nepenthe. In 2018, with some

possible rollover to 2019, approximately 50 trees will have been lost. Due to the large number of trees, Don would like to project that we replant at least 24 trees in 2019 plus any trees lost during 2019. During 2020 the balance of the 50 trees would be replaced plus any trees lost during 2020.

- Marty asked about the impending increased HOA fees and questioned if the additional monies will go into the reserves. Don said that he would check on that report back on the issue.
- After discussion it was decided that planting of new trees would be done by Coast.
- Valerie noted that many trees are without tags. There was an inventory in 2014 created using GPS tags per Elsa. Valerie has identified all Zone 2 trees tagged and not. Agreed that, at least, all newly planted trees should be tagged.

Visitor Barbara Murman stated that when the crew attempted to spray the Liquidambar Trees in the Swarthmore cul-de-sac, there were so many cars on the street that the crew couldn't reach the trees to spray. Daniel was assigned an action to investigate the possibility of having the City issue no-parking status for the project in January.

### **Zone Stewards**

There were no additional comments or questions from the stewards.

### **Homeowners Guide to Landscaping**

Don said that the topic was complex and would require more time to fully develop the specifics of what the Homeowners can and cannot do with regard to the landscape. He asked that the committee members to work on the document; make comments and bring to the next committee meeting to make this topic a priority for the December meeting.

### **Request for Board Action**

*The Grounds Committee recommends to the Nepenthe Board of Directors the following remedies recommended in the October 23, 2018 Proposal by Paul DuBois, Arborist with The Grove Total Tree Care as per the following.*

A motion was made by Pam Sechrist and seconded by Marty Henderson. The motion passed. The Grounds Committee recommends to the Nepenthe Board of Directors that they approve the budget of \$6,000.00 to restrict the fruiting of Liquidambar and Plum Trees by The Grove.

The meeting was adjourned at 4:53PM

Respectfully submitted,

Joan Barrett, Secretary

Edits by Donald Landsittel, Co-Chair

**Next Zone Walk, Friday, November 30th, Zone 1, at 9:00AM.**

**Next Tree Walk, February 5th, 2019**

**Next Grounds Committee Meeting, December 13th- 3:00PM- Nepenthe Clubhouse**