

Grounds Committee Meeting Minutes
Thursday, August 15, 2024 at 3:00 pm
Nepenthe Clubhouse & Via Zoom

Members Present

Jim Shaw, Chair & Zone 6
Theresa McCrackin, Zone 1
Mary Gray, Zone 3

Paula Connors, Zone 4
Don Ellwanger, Zone 5
Jean Dascher, Zone 7

Also Present

Christina George, Board Liaison
Nicole Marks, General Manager
Julienna Michel, Admin. Asst.
Trevon McCrea-Simmons, Admin. Asst.
Oscar Lopez, Carson Account Mgr.
Paul Dubois, Grove Total Tree Care Arborist
Nick Shebert, Carson Landscape Industries, Irrigation Consultant

Members Absent

Diane Durawa, Zone 2

Homeowners Present: Markus Dascher, Carol Duke, Sue Henderson, Karen Lowery, Ann Pasiuk,
Ricardo Pineda, Ashley Tangaeraas

Agenda Items

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

Approval of the July 22 Meeting Minutes

A motion was made by **Jim Shaw** and seconded by **Jean Dascher** to approve the minutes for the July 22, 2024 meeting. Minutes approved.

AB 1572

Nick Shebert, Carson Landscape Industries, Irrigation Consultant

- AB 1572 is the Assembly Bill that restricts the use of potable water on nonfunctional turf.
- Many of the Bill's details are vague, and there are no provisions in it for enforcement.
- Enforcement goes into effect in 2029. The deadline for compliance is December 31, 2029.
- Water agencies are required to have plans for enforcement by 2027. Our water agency is the City of Sacramento. Nick suspects it has no plan yet.
- Nick recommends that Nepenthe make no changes to its landscaping policies until it learns the City's interpretation of the law.

During the presentation, **Christina George** reported that the Board had recently tabled 3 turf remediation proposals.

Nick followed up his ideas about AB 1572 with a presentation about bark options used as ground cover. He discussed the characteristics of four bark/wood products and supported Carson's choice of walking bark when considering aesthetics, soil moisture retention, replenishment frequency, and availability.

Chair and Liaison Reports

The Chair and Board Liaison waived their time to provide time for the remaining agenda items.

Carson Report

- Weed control in turf and planter beds for Zones 1,3,4,5,6 & 7 have been completed.
- Insect/Fungicide spraying will start on August 20.
- Run-off from the Elmhurst Circle:
The watering schedule was adjusted. Rather than watering in one long run period, the scheduled watering time was divided into shorter run periods, followed by time for water to soak into the ground.
- Watering Days
 - Monday-Wednesday-Friday or Tuesday-Thursday-Saturday
 - Additional watering in certain turf areas to provide additional water for tree roots
- All homeowner and office irrigation issues are responded to daily.
- Maintenance Pruning and Detail Progress
 - Zones 1, 2, 4, 6 & 7 have been completed.
 - Zone 3 is 70% complete
 - Zone 5 is 80% complete
- Shrubs and stumps for the Phase 2 siding project have been removed.
- Landscape remediation in the Zone 4 Phase 1 siding project is ongoing.

Grove Tree Reports & Proposals, Zones 5 & 6

- Crews are currently pruning trees in Zone 1.
- Trees that are to be removed have tags on them informing the neighborhood that the trees will be removed in 30 to 60 days. Trees that require City permits for removal also display City tags. Work on Zone 1 trees should be complete by the end of August. Work on the trees in Zones 2-7 will occur in September and subsequent months.

Paul Dubois reviewed the findings of his Basic Visual Inspections of the trees in Zones 5 and 6. His reports supported the following Tree Work Proposals:

Zone 5 – reduction pruning on 18 trees

(Note: The address listed for Item #6, Figure #6 in the Zone 5 Tree Report and Tree Work Proposal should be 1185 Vanderbilt.)

Zone 6 - reduction pruning on 13 trees and 2 tree removals

Jim Shaw moved that the Committee advise the Board to approve the Grove Tree Work Proposals for Zones 5 and 6. **Don Ellwanger** seconded the motion. The motion was unanimously approved.

Steward Walk Notes

Theresa McCrackin presented the Walk Notes for Zone 1. After discussion, she moved that the Committee approve the recommendations. **Jean Dascher** seconded the motion. There were 5 votes for the motion and 1 abstention. The motion was approved.

Jim Shaw presented the Walk Notes for Zone 2. After discussion, he moved that the Committee approve the recommendations. **Jean Dascher** seconded the motion. The motion was unanimously approved.

Mary Gray presented the Walk Notes for Zone 3. The recommendations were discussed and revised. **Mary** moved that the Committee approve the recommendations with conditions. **Jean Dascher** seconded the motion. The motion was unanimously approved.

Paula Connors presented the Walk Notes for Zone 4. The recommendations were discussed and revised. WO#1198709 for 1012 Dunbarton was tabled for the September meeting. **Paula** moved that the Committee approve the recommendations with revisions. **Jean Dascher** seconded the motion. The motion was unanimously approved.

Jean Dascher presented the Walk Notes for Zone 5. The recommendations were discussed. WO#1207993 for 1426 Commons Drive was tabled for the September meeting. **Jean** moved that the Committee approve the recommendations. **Don Ellwanger** seconded the motion. The motion was unanimously approved.

Jim Shaw presented the Walk Notes for Zone 6. The recommendations were discussed and revised. WO#1229560 for 310 Elmhurst Circle was tabled for the September meeting. **Jim** moved that the Committee approve the recommendations with revisions. **Jean Dascher** seconded the motion. The motion was unanimously approved.

Jean Dascher presented the Walk Notes for Zone 7. The recommendation was discussed. She moved that the Committee approve the recommendation. **Don Ellwanger** seconded the motion. The motion was unanimously approved.

The Board Liaison will forward the recommendations to Management for follow-up.

Absence of Priority Levels on Grove Tree Work Proposals

Mary Gray asked why priority levels were not included in the Tree Work Proposals for Zones 5 and 6.

Christina George explained that during the last Board meeting, Board members discussed liability concerns connected with this practice. If the Board ignores expert advice for pruning specific trees in the proposal and those trees cause subsequent personal or property damage, the Association could be held responsible. As a result, the Board, by unanimous vote, decided to discontinue the use of priority level designations in Tree Work Proposals.

Meeting adjourned at 5:30 pm.

**Next Grounds Committee Meeting:
Thursday, September 19 at 3pm
Nepenthe Clubhouse and via Zoom**

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