

Grounds Committee Meeting Minutes

March 20, 2025

ATTENDEES

Mary Gray, Chair

Jane Brown

Paula Connors

Joanne Massoni

Theresa McCrackin

Excused: Don Ellwanger

Board Liaison: Courtenay Delfin; Nepenthe staff: Nicole Marks

Homeowners: None; Attending on zoom: None

AGENDA

1. Welcome
2. Homeowner Comments Part I: No one in attendance
3. **Agenda Item #3: Review and Update on status of the recommendations remaining from February 20, 2025 Grounds Committee that were forwarded to the Board in its March 5 Open Meeting packet**
 - a. Board Liaison Courtenay Delfin and Nicole Marks indicated that Carson has been asked to create proposals for 15 properties recommended for approval by Grounds Committee on February 20. Chair Mary Gray shared that each site has been photographed with stakes and flags to indicate recommended location for installation of plants and/or trees. This information will be provided to Carson by Nicole Marks to assist Carson in preparation in the cost proposals. It is expected these proposals will be considered at the next Grounds Committee meeting on April 17.
 - b. 810 Dunbarton was added to the above list as it was forwarded after the Feb 20 meeting as a new work order. Chair described the issue and recommended that the mowed-down area be watched for new growth and that one plant be added, to replace plants that had been removed.
Moved: Brown
Seconded: Massoni
Vote: Unanimous
 - c. Recommendation to Remove tree at 1004 Dunbarton: The Chair summarized the issue from the February meeting: "In the course of the community walk, Mr. Ruffner noted a tree in front of 1004 Dunbarton because it was placed too close to the residence with some branches almost touching the residence and is leaning over the pedestrian walkway due to insufficient sunlight." OUTCOME: Board Liaison Delfin indicated the item would be presented at the next Board Executive Session on April 1.
 - d. Recommendation to approve the February 20 recommendations regarding Garth Ruffner Observations to become standard practice in Nepenthe
OUTCOME: Board Liaison Delfin indicated the item would be presented at the next Board Executive Session on April 1.
 - e. Recommendation to utilize one hour of Consultant Ruffner contract to obtain input for community-wide grass/ground cover remediation and related irrigation recommendations.
 - f. OUTCOME: Board Liaison Delfin indicated the item would be presented at the next Board Executive Session on April 1.
 - g. Obtaining proposal and presentation from second independent arborist. All present discussed the pros and cons of the issue, as well as the desire for more information.

OUTCOME: Board Liaison Delfin indicated the item would be presented at the next Board Executive Session on April 1.

- h. Approval of updated Plant List.

OUTCOME: Board Liaison Delfin indicated the item would be presented at the next Board Executive Session on April 1.

Agenda Item #4: Updated Tracker for Homeowner Request and Tree Remediation work orders

The outstanding items for Grounds Committee review as listed on the Tracker were clarified. Nicole Marks agreed to forward outstanding pending work orders to the Chair to be distributed to the Grounds Committee members, who would visit the sites and make recommendations to be considered at the April 17 Grounds Committee meeting. The most recent “Nepenthe Service Request Tracker – Updated 3-18-25” is attached.

Agenda Item #5 AB 1572:

The Committee agreed to continue its education regarding AB 1572, recent state legislation restricting the use of potable water on “nonfunctional turf” and its possible implications for Nepenthe short- and long-term landscape decisions. Paula Connors agreed to invite the City of Sacramento Water Conservation Coordinator to an open Grounds Committee meeting to provide an update on the City’s plans for implementation, especially as it relates to Nepenthe HOA.

Moved: McCrackin

Seconded: Brown

Vote: Unanimous

Agenda Item #6

Consideration of actions to obstruct or stop maintaining “casual paths”:

The Committee discussed whether to proceed with evaluating options for preventing informal walking paths. The Committee agreed that this was a security issue as well as a landscape issue. Board Liaison Delfin indicated this would be a subject for further discussion with Carson at an April meeting. The Committee agreed to defer the issue.

Agenda Item #7 Homeowners Request for 814 Elmhurst.

The Chair indicated that due to an oversight a request had not been included in requests awaiting review and recommendation. The Committee agreed that this item should be included with outstanding requests described in Agenda Item #4 (above) as soon as all outstanding work orders are distributed to the Committee.

Agenda Item # 8 Other Issues

Status of Supplemental Planting Program

Board Liaison Delfin updated the Committee on the Board’s consideration of Grounds Committee recommendation for implementing a supplemental planting program. She indicated that once all Board questions are answered in Executive Session, the Board would be in a position to vote on the matter.

- 9. Homeowner Comments Part II: No one in attendance

Meeting was Adjourned at 4:20 pm

Attachment 1: Service Request Tracker Updated 03.18.25

ATTACHMENT 1: Service Request Tracker Updated 03.18.25

Nepenthe Service Request Tracker - Updated 03.18.25			
W.O. #	Address/Location	Zone #	Current Status
1262776	ENTIRE COMMUNITY	ALL ZONES	Pending Grounds Committee Review
1262816	ENTIRE COMMUNITY	ALL ZONES	Pending Grounds Committee Review
1249091	1318 Vanderbilt	2	Pending Proposal from Carson
1236920	307 Dunbarton	3	Pending Proposal from Carson
1239620	813 Dunbarton	3	Pending Proposal from Carson
1252198	809 Dunbarton	3	Pending Proposal from Carson
1262480	2330 Swarthmore	3	Pending Grounds Committee Review
1240712	1403 Commons	4	Pending Proposal from Carson
1253141	306 Dunbarton	4	Pending Proposal from Carson
1269430	1113 Dunbarton	4	Pending Zone Steward Review
1270502	810 Dunbarton	4	Pending Zone Steward Review
1269028	1213 Vanderbilt	5	Pending Zone Steward Review
1235145	1317 Vanderbilt	5	Pending Proposal from Carson
1249646	1257 Vanderbilt	5	Pending Proposal from Carson
1229560	310 Elmhurst	6	Pending Grounds Committee Review
1245602	606 Elmhurst	6	Pending Grounds Committee Review
1248489	710 Elmhurst	6	Pending Proposal from Carson
1272982	814 Elmhurst	6	Pending Zone Steward Review
1265238	1653 University	7	Pending Zone Steward Review
1244838	1449 University	7	Candidate for supplemental planting
1264798	1449 University	7	Pending Zone Steward Review