

Grounds Committee Meeting Minutes

June 19, 2025

ATTENDEES

Mary Gray, Chair

Jane Brown

Paula Connors

Don Ellwanger

Rick Lawrance

Theresa McCrackin

Board Liaison: Courtenay Delfin; Nepenthe staff: Trevon McCrea

Homeowners: Linda Cook, Beverly Fine; Attending on zoom: Karen Lowrey

AGENDA

Agenda Item #1: Welcome

Chair Gray welcomed new member Rick Lawrance and homeowners in attendance. She noted an updated Committee roster.

Agenda Item #2: ACTION LIST: Updated Walk List Based on Oscar Input and Tentative Schedule for Planting

The Chair referenced the June 13 Walk List, as updated to incorporate Oscar's input as well as his request for more detail on specified addresses (Please see attached **ACTION LIST**). Next Steps: The list will be forwarded to Nicole Marks to forward to Oscar who will prepare a new cost proposal for the 30 addresses on the list for the Committee to review. The Committee's recommendations will then be forwarded to the Board. A late September/early October planting is anticipated, so that new planting does not occur in the hotter summer months. The Committee will work with the Office to communicate this to homeowners, once the Board has acted.

Theresa McCrackin requested clarification between Netafim and emitters, as effective irrigation for different types of plantings.

Agenda Item #3: New Homeowner Requests

There are six pending new homeowner requests attached to the agenda. Chair Gray indicated that all Committee members should visit the sites and forward comments and recommendations to her to be discussed at the next Grounds Committee meeting in July. Paula Connors clarified that 1449 University is a re-submitted work order to focus on only one aspect of a previously-submitted request.

Agenda Item #4: Irrigation Concerns and Smart Meter Research

Irrigation Concerns: Chair Gray noted an increase in homeowner concerns and committee member observations regarding dying grass and suggested that it might be due to the two-day a week watering limitations. The concern is that watering only once on those two days is not sufficient to support healthy grass, particularly on hot summer days. There was discussion about the observed length of current watering cycles, some appearing to be 15 minutes, some appearing to be longer, up to half an hour in different locations. Several Committee members expressed a desire to understand how these irrigations decisions are made. Chair Gray suggested that watering twice a day on the two permitted days would be more effective and made a motion to recommend to the Board to request that Carson water twice a day on the two permitted days, for up to one-half hour each time. Theresa McCrackin raised the point that it seemed premature to make specific recommendations without a complete understanding of variables that aren't known to the Committee at this time.

Moved: Gray

Seconded: Brown

Vote Aye: Gray, Brown, Connors, Ellwanger, Lawrance

Abstain: McCrackin

Smart Meter Research: Chair Gray noted that an increase in requests to address dead or dying plants, turf and trees might be due to “one size fits all” irrigation practices, and that Smart Meters can be customized to address changes in weather, soil conditions, and frequency requirements. The City of Sacramento web site indicates that properties with Smart Meters could be exempt from the twice-a-week watering limitations, and may be eligible for rebates. After discussion, she suggested, and there was general agreement, that the Committee research this as an option for Nepenthe in consultation with Carson. Several members noted that the expense of replacing dead plants and repairing irrigation problems might offset some of the costs, as well. Liaison Delfin agreed on the need for a better understanding of the Nepenthe irrigation components and system.

Agenda Item #8: Homeowner Comments

Beverly Fine of 307 Dunbarton requested clarification of the recommendations from the June 13 Walk report regarding her property. The Chair clarified the number and location of nandinas to be removed. In addition, Ms. Fine requested a different plant replacement than that indicated in the report and will consult the new Plant List and provide that information to the Chair as soon as possible. Ms. Fine also brought up a question regarding overgrown trees on a neighbor’s patio, that may pose a fire hazard. Liaison Delfin made note and indicated she would forward that to Nicole Marks for inclusion on her regular compliance walks.

Meeting was Adjourned at 3:50 pm

Attachment 1: ACTION LIST June 13 Walk List

ACTION LIST
JUNE 13 WALK REPORT

Reviewed and approved at June 19 Grounds Committee meeting

#	Status	Address	Proposal
1	May 6 Carson Prop B	1107 Commons, Tree remediation	Remove the remaining tree roots which will result in the removal of all the existing plants and add soil. Plant three compacted bottlebrushes and 10 6-packs of Eurasian Grey Sedge / Carex divulsa . Install Netafim– no emitters
2	May 22 New Homeowner Request	12 Adelphi	Remove the single fern Plant 5 society garlic on left side of the doorway and plant 4 lime tuft on the right side of the doorway and verify that the netafim is working. Add bark Check irrigation for new plants and confirm that irrigation reaches the dead and bare patch of front grass. and recommend that bare areas in grass be tilled to address soil compaction that inhibits new growth of grass. May need to have new irrigation. No emitters
3	May 8 Carson Prop	2330 Swarthmore	Variegated compact rock rose (4 plants). With vinca ground cover for shady area. Check irrigation and add/extend netafim if necessary
4	May 6 Carson Prop B	2310 Swarthmore Tree remediation	Add soil if needed Plant Three little miss sunshine and six 6-packs of vinca minor. No emitters Expand netafim as needed
5	May 22 New Homeowner Request	2265 Swarthmore	Plants are healthy. This is a good candidate for Supplemental Planting.
6	May 6 Carson Prop B	1403 Commons–.	Leave spindly yellow plant in place but trim back. It is healthy, just needs MAINTENANCE. Add 4 one-gallon Winter Bergenia No emitters
7	May 22 New Homeowner Request	1425 Commons	Add 6 one gallon Winter Bergenia and expand netafim if necessary
8	May 6 Carson Prop B	101 Dunbarton:	Only mechanical means will be used to excavate between the trees and soil will be added as needed. The roots need to be avoided and a large protective diameter needs to set around each tree to insure the roots are not damaged. The vinca minor will be planted with 8-inch spacing in the area excavated between the large trees on either side of the walkway. Extend the existing sprinklers to cover this area. A thin layer of dirt, no more than two inches, to be placed in the protected areas around the trees.
9	May 6 Carson Prop B	306 Dunbarton:	Yes: match the existing azalea in terms of size and color. No emitters Verify that the netafim is working
10	May 6 Carson Prop B	307 Dunbarton; Nandina issues	Remove the two nandina on either side of the gate and replace with a 5 gallon gardenia on either side of the gate. Add 3 l gallon winter Bergenia in front of the fireplace brick on the right side of the gate. Remove the two nadina on either side of the window on the right side of the house. Plant 2 5 gallon lime tuff lomandra, dark green; grows to 30 inches high.
11	May 22 New	806 Dunbarton	Area 1: pony wall: Replace dead azalea with a new azalea.

	Homeowner Request		Area 2: Let ivy fill in on second location, area does not appear big enough to justify additional plants.
12	May 6 Carson Prop B	809 Dunbarton; bare area under front window	Plant with 6 one gallon deer fern and 4 6-packs of vinca minor make sure there is netafim
13	May 6 Carson Prop B	813 Dunbarton: replace bush stumps,	Excavate shrub stumps on both sides of walkway near front door. Plant 1 or 2 Cool vista Dianella, and 3 Ceanothus to cover tree roots. Add an Iris Douglasii near the fence.
14	May 6 Carson Prop B	1004 Dunbarton: tree remediation	Plant 10 one-gallon Winter Bergenia with 10 6 packs of Eurasian Grey Sedge Check and expand netafim as needed No emitters.
15	May 6 Carson Prop B	1653 University tree remediation	Remove the small growth/ suckers coming from the tree roots. Place no more than 2 inches of soil in the bare area under the trees.
16	May 22 New Homeowner Request	1485 University	One variegated rock rose.
17	May 8 Carson Prop	814 Elmhurst	Make sure irrigation is functioning. Plant 5 Little Miss Sunshine plants (Cistus Cobariensis). Add bark
18	May 22 New Homeowner Request	722 Elmhurst	Remove nandinas Replace with ten McMinn manzanita. Check netafim and repair or expand as needed.
19	May 8 Carson Prop	718 Elmhurst	Fix emitter so flooding stops. Plant one dwarf loropetalum.
20	May 6 Carson Prop B	710 Elmhurst:	Plant 4 6-packs of Ceanothus with 3 one-gallon Carex Divulsa. No emitters. Check irrigation – add netafim if needed
21	May 22 New Homeowner Request	606 Elmhurst	Recommend pruning:
22	May 22 New Homeowner Request	601 Elmhurst	Plant 3 6-packs vinca minor right side of garage. Check irrigation. Use netafim
23	May 6 Carson Prop B	510 Elmhurst tree remediation	Plant 3 fifteen gallon “emerald sunshine elm” on the knoll facing Elmhurst,
24	May 22 New Homeowner Request	320 Elmhurst	Check irrigation. remove the dead Japanese maple tree and plant One lime tuft lamondra. Plant 4 one-gallon Winter Bergenia on left hand side of the driveway and make sure there is Netafim. Wait to see if the dead ivy grows back. Check during the summer months.

25	May 22 New Homeowner Request	1197 Vanderbilt	Plant 10 Creeping Mahonia - 5 on either side of the walkway. Prune/Trim Rhododendron as part of ongoing maintenance. Check that irrigation is available and functioning.
26	May 8 Carson Prop	1213 Vanderbilt	Plant 15 gallon Oklahoma red bud tree.
27	May 8 Carson Prop	1221 Vanderbilt	Defer new planting until siding and painting is completed. Remove boxwood now. After siding and painting are complete, plant three winter creepers.
28	May 6 Carson Prop B	1257 Vanderbilt	Plant 3 one-gallon Creeping mahonia. No emitters. Make sure netafim is functioning – repair if needed
29	May 8 Carson Prop	1269 Vanderbilt	A) In front, remove the 2 dead boxwood hedges and replace with 1 one-gallon boxwood B) By the garage, Plant 5 five-gallon Euonymous japonica “Silver King” and fill the area from the shrubs to the lawn with 10 6-packs of vinca minor.
30	May 6 Carson Prop B	1317 Vanderbilt tree replacement	Plant dwarf 5 gallon coral bark Japanese maple in the area with ivy on left side of walk way. Add 4 “creeping mahonia “in front of window on the right side where the azaleas are. Plant a 15-gallon red maple in front grass area

Please note: Not included in this list: 1423 Commons is deferred and 1318 Vanderbilt was recommended as “No Action.”

General Recommendations:

- No emitters
- Bark in locations where there is not groundcover
- No 24-inch box trees
- Planting should be done in the fall – Late September /early October