

Grounds Committee Meeting Minutes

May 15, 2025

Committee: Jane Brown Joanne Massoni
Paula Connors Theresa McCrackin
Don Ellwanger Absent: Mary Gray, Chair

Board Liaison: Courtenay Delfin; Nepenthe staff: Nicole Marks

Homeowners: Don Landsittel Jim Shaw
Al White Ann Pasiuk
Nina White Rick Lawrence
Peter Pelkofer Three additional homeowners

Attending on zoom: Cheryl Nelson, Alan Watters, Ricardo Pineda, Peter Klein

AGENDA

Agenda Item #1: Presentation on AB 1572 by William Granger, Head of Water Conservation Department, City of Sacramento

The purpose of the meeting was a presentation on the City of Sacramento's role in the implementation of AB1572, a California state law banning the use of potable (drinkable) water to irrigate "nonfunctional turf" on HOA-managed landscapes. **William Granger, Sacramento's Water Conservation Coordinator**, provided a slide presentation and brief overview of the city's role as the primary local enforcement agency.

Key points included

- Giving general examples of Nonfunctional and Functional Turf, given that the law does not clearly define "functional" and "nonfunctional."
- Clarifying the compliance timeline (January 1, 2029, for HOA's)
- The City is committed to working with HOA's and is open to suggestions and feedback as the rule making process unfolds.
- Financial incentives such as rebates for turf conversion or water conservation retrofits as well as savings from reduced water usage and ongoing maintenance.

Several homeowners had questions or comments which Grounds Committee will include in follow-up "Frequently Asked Questions."

Following the meeting, Mr. Granger walked the community with a small group of Committee and Board members to get more background on the definitional challenges. Key takeaways included:

- If an irrigation valve is used to water both nonfunctional and functional turf, then the nonfunctional turf might be exempt. This would need to be confirmed by irrigation maps.
- Based on a brief look at several sample sites, a large majority of Nepenthe could be considered "functional."

The Grounds Committee will continue to monitor the City's progress as it develops regulations and provide timely and substantive updates on an ongoing basis.

Attachments will be posted on the Grounds Committee website.

- William Granger slide presentation "NonFunctional Turfgrass Discussion"
- AB 1572 Fact Sheet, compiled by the Grounds Committee
- AB 1572 full text of the enacted legislation.