

Grounds Committee Meeting Minutes

2:00 pm, July 17, 2025

ATTENDEES

Mary Gray, Chair

Jane Brown

Don Ellwanger

Rick Lawrance

Theresa McCrackin

Absent: Paula Connors

Board Liaison: Courtenay Delfin; Nepenthe staff: Trevon McCrea

Homeowners: Linda Cook

AGENDA

Agenda Item #1: Welcome

Agenda Item #2: ACTION LIST: July Homeowner Requests

The Chair presented 12 July Homeowner Requests (Please see attached **ACTION LIST**) and requested a motion to recommend approval to the Board to send to Carson for preparation of cost estimates.

Motion: Brown

Second: McCrackin

Approved: Unanimous

Agenda Item #3: Smart Meter Research Update

Smart Meter Research: Chair Gray provided an update of the research on smart controllers. This included a summary of past irrigation costs, a meeting with two irrigation experts on smart controllers, as well as compatibility with the existing water sprinkler system: It appears that Nepenthe's current system could be modified by adding a weather module to the seven valves/controllers in each zone. However, there is no complete accounting of the total number and type of all sprinklers in Nepenthe, which is needed to program the appropriate watering cycles in the controller algorithm and to make informed decisions on upgrades and changes. The sprinkler maps have inaccurate information. For example, one zone map shows Netafim, but the area is watered with point emitters. An audit of the sprinkler system is needed to provide this information.

It was suggested that viewing an existing system would be helpful to the committee, leading to a detailed step-by-step plan of action and related costs, possibly including using a test case in one zone before proceeding with the entire association. The issue with a test case is that the project must be completed within 120 days of application approval by the City.

Motion was made to find a current smart controller user site to observe experiences with smart irrigation systems, how they work, implementation challenges, and evaluate applicability to Nepenthe.

Motion: Brown

Second: Ellwanger

Approved: Unanimous

Additional Discussion:

Several members have observed properties in need of remediation of dead and dying plants.

Discussion about ongoing schedule and maintenance of plants and bushes during the weeks when mowing is not occurring. It was suggested that Carson provide the Committee with a monthly calendar. Liaison Delfin updated the committee about Board and Finance Committee budgeting and planning for future landscaping needs.

Meeting was Adjourned at 3:15 pm

Attachment 1: ACTION LIST July 17 Homeowner Requests

ACTION LIST

Reviewed and recommended for approval at July 17 Grounds Committee meeting

Work Order Address	Proposal
1264798 1449 University	Re-submitted work order due to misunderstanding of a portion original January request which asked for replacement of a removed plant at corner of walkway and alley. Recommend One five-gallon Cistus Mickie Rockrose - check for Netafim
1284763 211 Elmhurst	Requests replacing two "dead stick" tree/bush with Salvia hot lips Recommend removal of long-dead plants and replace with two five-gallon Salvia Hot Lips
1286765 718 Elmhurst	4-5 dead plants from heat along alley, next to front walkway. Request Little Bottle brush Recommendation - Check irrigation and replace five one-gallon bottle brush.
1288516 1012 Dunbarton	Requests replacement of hedges that acted as visual buffer to alley from front window of home. Recommend - Add three five-gallon Privets in a location that will properly block headlights- verify that there is Netafim
1288649 1428 Commons	Request: landscape on dirt area behind half-wall to replace unsightly view from front window. Recommend approval. Recommend three six-pack of vinca minor and three five-gallon Winter Bergonia
1290600 719 Dunbarton	Request: pls fill in ivy where tree fell down in common area in front of home. Recommend approval. Add one five-gallon California Wildrose.
1292232 710 Dunbarton	Request - Pls plant tree behind mailboxes to shield camellias from the sun Recommendation - There is an <u>irrigation</u> issue. Replace the emitters with Netafim so the plants get adequate water.
1293186 2275 Swarthmore	Landscaping on left side is dying. Pls replace dead and dying plants. Recommendation - Add one five-gallon azalea and expand the Netafim as needed after siding and painting work are completed.
1293431 712 Elmhurst	Lawn and plants dying, lack of water? Dirt is tracked all over. Recommendation - Extend the ivy - check to make sure that the sprinklers are working
1294230	Request to replenish bark over muddy area, both sides of walkway.

503 Elmhurst	Recommendation - The ivy is dying/stressed, check for a watering problem. Add Netafim?
1294338 2243 Swarthmore Also 2241 and 2245	Topsoil has washed away exposing irrigation pipes. Pls remediate with topsoil or bark. Recommendation - Expand the Netafim and add ajuga - bugle to cover the dirt areas after all siding and painting work are completed
RE-SUBMITTED 1294971 (1277915) 2265 Swarthmore	Plants behind wall were pruned and are now unsightly. Requests replacement. Recommendation - Remove existing plants - consult the owner what to replace them with.