

## **Agenda M50 Landscaping Meeting , Fri Jan.21 ,2022 , 10 AM, by ZOOM**

1. **Call to order/ roll call-** Committee Members : Joan Schwanz, Rod Lee, Lee Wright, Susan Grancio,

2. **Approval of Minutes Dec. 10/21**

3. **Old Business-**

- A) Terra informed we want the oleanders behind the black pines installed \$2200
- B) 3 Docusign orders Waraner- \$5975 1 pine tree 5413,E24. Permit applied .(Tell owners?) grinding 3 pine stumps \$1150. Annual trimming \$4925.
- C) Tom Wilhite, Terra agrees to plan a large rehab fall/22 depending on drought. Will come out to discuss cost in spring.
- D) Replacement tree to be paid by Waraners on hillE25. Choice? Ask Tom Wilhite?
- E) Total spending 2021 roughly trees \$32,500 ( budget \$35,000) and rehab \$6580 ( budget \$15,000). With carry over to 2022, budget will be approx rehab \$16,500 and trees \$29,500 . Will need more for 3c above- phase rehab in?
- F) New Terra contract 2022- price for 5 years seems reasonable. Modification in contract 10c, termination to read “ Property Manager (MOD) or Client” in several places. Presented to Board Jan. 18/22.
- G) List of unpermitted landscaping and front porches. Solidify decisions-
- H) Non enforcement of Hose Bibbs- Rich Johnstone’s email. Erase 20.12 or modify it? Also alter 21.3 overwatering?

I) the committee went over the Disclosure Statement MOD currently uses with new Homeowners at closing. The Statements puts the responsibility for determining whether there is a Private Garden in existence, whether the new owner will assume it, or whether the old owner will remove it at their cost , on the NEW owner at the very last minute in the closing process. This seems to be very poor timing, and MOD needs to transfer this responsibility to itself the OLD owner early on in the sale process. Joan discussed with the rest of the Board Jan 18/22.

J) MOD 2022 work- ZOOM mtg Jan 12:

**Spring-** remove dead and old plants , finish removing Pine & juniper stumps, mulch ( 20%/yr q 5 years start 2023 ), start removing rest of Junipers on 23/ TG);

**Summer-** remove rest of Junipers along TG/23, finish Juniper stump removal

**Fall-** plant ground cover/ bushes over hills. Work on plans for after drought bushes & landscaping.

4. New Business

A) Criteria for new planting projects ( rehab).

5. Adjournment:

**Next Meeting -** Fri, Feb 18/22, 10 AM by ZOOM

**All future meetings will be the third Fri of each month, 10 AM . By ZOOM until otherwise noticed.**

Joan Schwanz, chair Landscaping M50

