

Minutes M50 Landscaping Meeting , Fri Dec 10, ,2021 5593 TG

Walk around, 10 AM. No Homeowners as involves personal information.

1. **Call to order/ roll call-** Committee Members : Joan Schwanz, Rod Lee, Lee Wright, Susan Grancio,
2. **Approval of Minutes Nov. 19,2021- accepted unanimously**
3. **Old Business-**
 - A) oleanders at entry 22 and behind black pine hedges were installed \$5870. Look nice.joan will remind Kevin of Terra to do the oleanders behind the black pine hedges too.
 - B) Pine tree stumps (total 3) will be removed by Waraners approx. \$400 each . Can bring machines down from street & will check with MOD & 811 for utility lines in the ground near stumps.
 - C) Reminder letter written Nov 8/21 to Terra requesting trash clean up, removal dead daisies and deer cages around podocarpus end of E25. All have been done.
 - D) Waraner accepts responsibility for 1 tree replacement on entry 25 hill damaged 2 small trees , when his crew removed the large pine above last year. Committee prefers a want native tree, and will ask Tom Wilhite rom Terra when he designs rehab plan for us.European Hornbeam? Olive?
 - E) MOD Rebecca Pollen agreed to replace plants at 5513TG1A at no cost as lost for unknown reasons. So far not done.
 - F) Removal of 3 Pine Stumps E23. Waraners will submit bid around \$400 each.
 - G) Communication with Rebecca Pollen for pre paid days 2022:
 - Spring-** remove dead and old plants , finish removing Pine & juniper stumps, start removing rest of Junipers on 23/ TG
 - Summer-** remove rest of Junipers along TG/23, finish Juniper stump removal
 - Fall-** Work on plans for after drought bushes & landscaping.

3. New Business

- A) after long discussion committee members are not inclined to try to install a new irrigation system favoring bubblers and trees on entry 25 hill (letting ground cover die). This would waste the groundcover we have planted which is doing nicely, and the guesstimated cost of \$55,000-\$75,000 is virtually impossible for M50, even if we tried to install it in stages. Our Treasurer of M50 has budgeted out 12 years for new roofs, porch inspections, and rehabs, not to mention a fairly generous rehab and tree budget. The mutual can manage this, if there are no unexpected financial surprises - a new irrigation system would be such a surprlse. In 2035, when the roofs and rehabs are finished (with no special assessments, the Board hopes) the committee could reassess the hill irrigation.
- B) No bid yet for the Waraner tree work. It will include 1 Pine tree removal at 25/24 corner, yearly trimming of tree deadwood, and removal of 3 Aleppo pine stumps on Entry 23.
- C) Rebecca Pollen is experimenting with a new ground cover Kurapia, designed at UC Davis, which can be mowed like a lawn , is fast growing , but is extremely drought tolerant. If she is successful with it, we could use it to cover the pine stumps, and on the entry 25 hill along with the existing ground cover.
- D) New Terra contract 2022- price for 5 years seems reasonable. However, property Manager (MOD) ONLY has the authority to decide if Terra's work is correctly executed, leaving out the M50 Board and Landscape Committee. Joan will discuss modifying this with Donna Landeros, our Mutual President. Until we have a new contract, the old one says we can go month to month. Also, Joan and Rod discussed with the Landscape Rep of M55 his

method of communicating on the MOD/ Terra order triangle. He uses the order desk email, but this may incur MOD fees . Joan will discuss with the rest of the Board.

E) Walk around for unpermitted alterations landscaping. A total of 8 were found and listed . The majority of the unpermitted landscaping alterations and front wooden porches are egregious enough, that the Committee does not think these alterations should be allowed to pass onto the next Homeowner, even if they are willing to take on the responsibility . There is an existing mechanism , upon the resale of a condo, for the Mutual to use escrow funds to return the unit back to its original form, at the current Homeowners expense (if they won't do it themselves).

Joan will discuss with M50 Board, get input, and work on a letter to be mailed to all Homeowners. It will outline any unpermitted alterations observed and whether or not the alterations can be assumed by the next owner.

F) the committee discussed Policy and Procedures #20.12 (hose bibs). In general, they are not in favor of enforcing this policy, because: some disabled Homeowners need a hose to water their porch plants, M55 does not enforce it, and it is quite unenforceable (how can an inspector know whether dry rot is caused by years of rain, or incorrect watering on a porch)? Joan will discuss with the Documents Committee how to remove this P&P, rather than letting it stand and just ignoring it.

G) 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 will discuss with the rest of the Board.

4. Adjournment

5. Next Meeting - Fri, Jan 14, 2022, 10 AM at 5593 TG (entry 25) . Discussion criteria for future plantings.

All future meetings will be the third Fri of each month, 10 AM

Joan Schwanz, chair Landscaping M50