

M55- Landscape Committee Meeting
March 29, 9:00am. (Pacific Time) - Mulligan room + Zoom
(Regular Open session- all members)

Note: This Open Meeting was publicized to all Mutual Residents, 7 days in advance

Meeting was called to Order at 9:10 am by Kris Carey (Committee Chair and M55 Board member).

Roll Call by Ann Jordan:

1. Kris Carey - present
2. Ann Jordan- present
3. Bob Semar - present
4. Jo Ann Muller - present

M55 residents present: <none>

Minutes were taken by Ann Jordan and Kris Carey, and sent to committee members for their review and or corrections/additions.

RESIDENTS' FORUM

No residents were present, so no questions were raised.

LANDSCAPE COMMITTEE STATUS - KRIS CAREY

Landscape status:

- Juniper removals: Final ~25% of junipers have been removed, but might not be replaced in 2022 due to impending water issues. (Note: there is a DFSC 50% cost-share reimbursement – we expect ~\$3,000. There are two palm trees to be taken out in April, to complete this DFSC#2 work)
- During Feb/Mar 2022, we completed several walkarounds to frame up new projects, and proposals have been received. There was an eye to budget limitations, to try to rebuild reserves pulled forward for the large amount of work during 2021. Also, we need to be aware of projected water restrictions during 2022.

LANDSCAPE COMMITTEE – NEW BUSINESS

a) SEPARATION OF RESPONSIBILITIES FOR LANDSCAPING, AND BUILDINGS & GROUNDS (Informational)

A walk around was completed in early March with Clayton (MOD) and Bobbie Richards (M55 Board), to identify “Infrastructure” work needed throughout M55. Multiple conditions were identified that needed attention, and proposals are being gathered. After internal Board discussions, it was decided that the separate responsibilities should be delineated:

- Building & Grounds (Lead: Bobbie Richards)
 - All work related to railings
 - Retaining walls (timber and cement block)
 - Gaps below foundation concrete
 - Repainting work e.g. wood fences in some E19 garage-courtyards
- Landscaping (Lead: Kris Carey)
 - Soil too close to the siding on buildings
 - Bender board repair/replacement work
 - Broken drainage pipes from gutter downspouts
 - Cleaning out culvert on slope above E19 big bend
 - Creek cleanup between E19/4785 & 4773

The Landscape Committee members briefly discussed this, asked questions, and expressed their understanding

b) PROPOSED PROJECTS IN 2022, in preparation for M55 Board Mtg on April 15, 2022

- 4 at-risk trees to be removed (\$2,000)
- 26 trees to be trimmed for Fire/Clearance (\$5,680)
- 3 trees to be trimmed for aesthetics (\$540)
- Replanting: 60 plants - replacing removed junipers and dead plants (\$7,300)
- Mulching: 1/3 of M55 area to be completed during our 4 Prepaid days in June. (Each year, we will budget for 1/3 of the area to be re-mulched, on a rolling 3-year cycle) (\$7,500)
- Flush-cutting juniper stumps above the E19 big bend (\$420)
- Install bubblers on redwoods, to mitigate effects of water restrictions. Propose to do half in 2022, focusing on most at-risk, and specimen trees (\$5,800). Then second half in 2023.

The Landscape Committee members discussed and recommended all the above items to the Board for approval

- Bender Board repair/replacement: There are 5 Priority-1 locations for 2022, where board degradation is severe, or with the highest chance of tripping hazards. There are 2 options: Plastic-wood \$1,950 vs. Steel \$8,450. Board is to decide on the material and approve the work. Note: there are another 18 locations of varying levels of urgency, to be addressed in future years as the Board decides.

The Landscape Committee members discussed and recommended the steel option to the Board for approval.

c) PROPOSED NEW E19 COMMUNITY AREA

3 locations have been evaluated in E19, to develop a new community area focused on accessibility for E19 residents. The location at the top of the gully area next to the garages in the E19 cul de sac is the best candidate: (likely) modest cost, low noise level for nearby residents, parking, existing shade, size.

The Landscape Committee members discussed the 3 locations, and recommended that the option at the E19 cul de sac be presented to the Board for approval to proceed.

d) M55 "PREPAID DAYS" DISCUSSION

In 2022, a new Prepaid Day approach will be implemented by GRF, whereby each Mutual's days are split in 3 parts spaced throughout the year. The intent is to more effectively utilize the limited MOD resources to ensure that each Mutual gets work windows during optimal times – e.g. planting in the fall to avoid the summer heat, and mulching early in the season.

After discussion and in consultation with the GRF, this is the new plan for M55's 7 Prepaid Days in 2022:

- 4 days: 6/23-6/28 – Mulching the remaining 1/3 of M55 areas (quote for \$7,500 received from MOD)
- 1 day: 8/31 – Comprehensive irrigation checking and calibrating. (Note: This would not include adding bubblers to trees. The Board will decide on this proposal at their April mtg, and it will be budgeted separately. We will request that water-awareness information be put in the M55 Newsletter .
- 2 days: 12/7-12/8 – Planting to replace dead plants and removed junipers (This is subject to water restriction issues that may rise in 2022)

Note:

- The Prepaid Day scheduling aligns with the calendar year (Jan – Dec)
- The Prepaid Days are really paid for out of our M55 funding to the MOD's operations account. We checked, and we can't "sell back" unused days, to save money

The Landscape Committee discussed the proposal during the meeting, and agreed that it was a good roadmap for 2022.

The Meeting was closed at 10:45 am

APPENDIX



MUTUAL FIFTY-FIVE

MEETING OF THE LANDSCAPE COMMITTEE

March 29, 9:00am. (Pacific Time) - Mulligan room at Creekside

Zoom instructions: Because of my 45min Zoom limitation, there are 2 links so we can cover the whole of the meeting duration. To view the Regular Session on computer, tablet, or smartphone, log-in to

- Minutes 0-45: <https://us05web.zoom.us/j/84275445052?pwd=MHVyNEI4U2RTTU5ldTF3c3lUUTQvdz09>
Meeting ID: 842 7544 5052 - Passcode: i9CH0k
- Minutes 45-90: <https://us05web.zoom.us/j/86520409470?pwd=ek9lYzZOV0l1dE5YQINZUXduMDYzUT09>
Meeting ID: 865 2040 9470 - Passcode: 599Kfw

Click on allowing “the page to open zoom.us” then “join with video” then “join with computer audio.”

If want audio only, dial in on your phone: 1 (669) 900 6833, and then enter meeting IDs - Passcodes

Regular (Open) Session (9:00 a.m.) – All Members

R1. Meeting Called to Order – Kris Carey

R2. Roll Call – Ann Jordan

R3. Residents’ Forum – Ann Jordan

R4. Landscape Committee Status – Kris Carey

R5. New Business

R5-a Discussion: separation of responsibilities between Landscaping, and Buildings & Grounds

R5-b Discussion: roadmap for 2022 work and use of free days

- Juniper Removals
- Replanting
- Mulching
- Tree
- Budget outlook

R5-c Discussion: ways to improve MOD/TL proactive oversight

R6. End Meeting

