



MEETING MINUTES

Integrated Pest Management Advisory Committee Meeting

08/24/2026 05:00 PM
Avaldale Village Clubhouse
1 Daisy

Attendees

Chase Fitzpatrick
Ryan Vallone
Jackie French
Tiffany Kahnen
Nubia Krikorian
Taryn Morais
Dustin Matteson

Absent

Megan Matteson

FirstService Residential

Ken Gibson, General Manager
Stephanie Jebbia, Assistant General Manager
Kyle Lambrakis, Landscape and Sports Field Manager
Ashley Blair, LARCS Director

Others Present

Eric Schaff, O'Connell Landscape
Gregg Gill, O'Connell Landscape
Lott Steffey, Mosaic Consulting
Scott Nieman, Landscape Architect
Rika Gopinath, Beyond Pesticides (via Zoom)

Call to Order at 5:05 pm

Discussion Items

a) Vendor/Consultant Meeting Attendance Introductions

b) Proposed Organic Land Management Plan/Policy

The committee presented a proposed Organic Land Management Plan for LARMAC-managed landscapes. The policy is intended to provide a management system with consistent standards over time and follows a three-tier approach:

- **Tier 1: Routine Foundation - prevention, cultural practices, soil health, irrigation, mulch, and other non-chemical methods.**
- **Tier 2: Organic-compatible Intervention - treatments when established thresholds are met, with required documentation and notice.**
- **Tier 3: Non-organic Rescue - treatments limited to emergencies or approved exceptions.**

Adoption of the policy would establish a new operating standard. The policy would initially apply to LARMAC-managed property, with sub-associations and homeowners encouraged to align over time.

Governance, Transparency and Accountability

The Board would retain authority over budgets, contracts, approved products, and exemptions, while technical experts would advise and contractors would implement approved practices.

The proposed transparency measures include advance treatment notices, on-site posting, publication of treatment records, and annual reporting on product use, costs, exceptions, and landscape improvements.

Transition/Phased Implementation

To build the replacement system, implementation would occur gradually and potentially over a period of more than 24 months. Initial steps include adopting the policy, establishing soil and irrigation baselines, and developing pilot programs.

Major investments would be phased and sequenced over multiple budget cycles. This includes incorporating operational changes, contract updates, annual reporting, and longer-term landscape redesign.

Plant Replacement and Landscape Management

The committee discussed plants that require significant pruning or growth regulation to meet current maintenance and OCFA requirements. *Pyracantha*, *Pittosporum*, *Acacia*, and *Tecomaria* were among the plants discussed.

A potential strategy is to identify the highest-maintenance plant varieties and gradually replace them with lower-growing, lower-maintenance, and native alternatives as plants are removed or landscape areas are renovated.

Water and Budget Considerations

Reclaimed-water salinity continues to present landscape challenges. Increasing water costs were also discussed as a reason to prioritize lower-water plant material.

The committee noted that adoption of the policy would not automatically authorize spending. Projects would continue to follow the normal budgeting and Board approval process and could be phased over multiple budget cycles.

DPR Grant Opportunity

The committee discussed a California Department of Pesticide Regulation grant opportunity of up to approximately \$1 million over three years, with an application deadline of September 1, 2026.

Potential grant projects include expanded mulch and fertigation programs, organic fertilizer, turf replacement, native pollinator areas, grazing, beneficial insects, and soil-health programs. Rika offered to assist with review of the grant application.

Next Steps

Next steps include finalizing the DPR grant application, developing preliminary cost estimates, seeking letters of support, completing technical review of the policy, submitting by September 1 and meeting again on September 2 in advance of the Board meeting to further discuss and review the proposed Organic Land Management Plan.

Next Meeting

The next meeting is scheduled for Wednesday, September 2, 2026, at 9:00 a.m. at Zoom.

Adjournment at 7:00 p.m.