

NEPENTHE ASSOCIATION

Open Session Nepenthe Board of Directors

April 7, 2021 5:30 PM
Nepenthe Clubhouse
1131 Commons Drive
Sacramento, 95825

MINUTES

Directors Present

LINDA COOK - Vice President
CHRISTINA GEORGE - President
GREGORY BEALE - Secretary
WILLIAM VIZZARD TTEE - Treasurer
MARY GRAY - Director

Directors Absent

None

Additional Attendees

Betsi Ledesma, General Manager, FirstService Residential

I. CALL TO ORDER

Director George called the meeting to order at 5:33 PM.

II. EXECUTIVE SESSION ACKNOWLEDGEMENT/ANNOUNCEMENT

In accordance with Civil Code Section 4935(a), the Board met in Executive Session directly prior to this Open Session to consider legal matters, member discipline, personnel and contract formation.

III. COMMITTEE UPDATE & INVITED GUESTS

The following committees submitted minutes to the Board:

1. Architectural Review Committee
2. Finance Committee
3. Grounds Committee
4. Outreach Committee

IV. REPORTS

The Board reviewed all reports provided by Management.

V. HOMEOWNER FORUM

VI. HOMEOWNER CORRESPONDENCE

The Board reviewed the correspondence from homeowners.

VII. CONSENT CALENDAR

Resolved

The Board approves Consent Calendar Items A to D as presented.

Motion: LINDA COOK

Second: GREGORY BEALE

▶ *Resolved*
The motion passed unanimously

A. APPROVAL OF MINUTES - MARCH 2021

Resolved

That the Open Session Minutes dated March 3, 2021 be approved as presented.

B. FINANCIAL STATEMENT - FEBRUARY 2021

Resolved

That the Board approves the Association's income statement for February 2021, comparing actual results to budget, reserve statement, bank statements and reconciliations, check history report and general ledger as presented, subject to an annual audit. The report reflects a year to date net operating income of \$637,936 and year-to-date reserve funding of \$383,524 compared to the year-to-date reserve funding budget of \$363,444. The actual year-to-date operating expenses were \$263,881. The budgeted year-to-date operating expenses were \$274,980. The association has \$314,389 in operating funds, which represents .95 months of budgeted expenses and reserve contributions. The association has \$9,926,766 in reserve funds.

The Financial Reports have been provided to the Directors under separate cover.

C. ARCHITECTURAL APPROVALS

Resolved

The Board approves the following improvements:

1019 Dunbarton Circle	Patio hardscape
2326 Swarthmore Drive	Emergency HVAC

D. SET RECORD DATE FOR ANNUAL ELECTION

Resolved

The Board hereby fixes April 16, 2021 as the Record Date for voting in the 2021 Annual Election. Individuals who become recorded owners after the Record Date are ineligible to vote in the 2021 Annual Election.

VIII. UNFINISHED BUSINESS

A. PROPOSED RULE TO PROHIBIT OVERNIGHT PARKING OF COMMERCIAL VEHICLES

Resolved

The Board hereby adopts the COMMERCIAL VEHICLE RULES as presented.

Motion: GREGORY BEALE

Second: LINDA COOK

AYEs: CHRISTINA GEORGE, LINDA COOK, GREGORY BEALE, WILLIAM VIZZARD TTEE

NAYs: MARY GRAY

- ▶ *Resolved*
The motion passed

B. PROPOSED SIGN/FLAG RULES

Resolved

The Board hereby adopts the **POLITICAL SIGNS, UNITED STATES FLAGS AND NONCOMMERCIAL SIGNS DISPLAY RULES** as presented.

Motion: LINDA COOK

Second: WILLIAM VIZZARD TTEE

- ▶ *Resolved*
The motion passed unanimously

IX. NEW BUSINESS

A. APPOINTMENTS TO OUTREACH COMMITTEE

Resolved

Homeowners in good standing, Jan Beale, Kristine Davis, Cheryl Nelson and Bill Olmsted are hereby appointed to the Outreach Committee, term ending May 26, 2021.

Motion: MARY GRAY

Second: WILLIAM VIZZARD TTEE

- ▶ *Resolved*
The motion passed unanimously

B. HOMEOWNER REQUEST-PATIO FENCE

History

The Board contracted with Critical Path Reconstruction to replace the aged and failing back patio fence at 1019 Dunbarton.

When the old fence was removed, the owner decided that he liked the area without a fence and submitted a request to the Board to allow the area to remain unfenced.

The Board was asked to review this request and make a decision.

Resolved

The Board denies the request from the homeowner of 1019 Dunbarton to have no wooden fence at his back patio.

Motion: GREGORY BEALE

Second: LINDA COOK

AYEs: CHRISTINA GEORGE, LINDA COOK, GREGORY BEALE

NAYs: None

Abstained: MARY GRAY, WILLIAM VIZZARD TTEE

- ▶ *Resolved*
The motion passed

C. APPROVE ANNUAL REVIEW AND TAXES

Resolved

The Board approves the CPA Letter of Representations; accepts the 2020 FYE Taxes as prepared by the

CPA and accepts the 2020 FYE Financial Statement as prepared by the CPA and instructs management to distribute the Financial Statement to the members prior to April 30, 2021 as specified in Civil Code.

Motion: WILLIAM VIZZARD TTEE

Second: GREGORY BEALE

▶ *Resolved*
The motion passed unanimously

D. APPROVE POOL RULES FOR RED TIER

Resolved

The Board approves opening the Clubhouse Pools on April 12 and directs that the prepared "Red Tier Pool Rules" be in force until differing rules are adopted.

Motion: WILLIAM VIZZARD TTEE

Second: LINDA COOK

▶ *Resolved*
The motion passed unanimously

E. INVESTMENT MANAGEMENT AUTHORIZATIONS

Treasurer Vizzard, who is authorized to approve recommendations from Financial Advisor directed Management to obtain more information about the proposals. No action.

X. SECOND HOMEOWNER FORUM

XI. NEXT BOARD MEETING

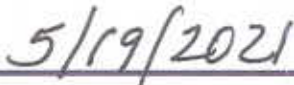
The Association's next Board meeting will be held Monday, April 26, 2021 at 5:30 PM.

XII. ADJOURN

President George adjourned the meeting at 6:57 PM.



APPROVED



DATE