



NEPENTHE ASSOCIATION
Open Session Nepenthe Board of Directors

May 5, 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, CMCA, General Manager, FirstService Residential

I. CALL TO ORDER

President George called the meeting to order at 5:30 pm.

II. EXECUTIVE SESSION ACKNOWLEDGEMENT/ANNOUNCEMENT

In accordance with Civil Code Section 4935(a) the Board will meet in Executive Session immediately preceding the Open Session meeting in order to consider litigation, matters relating to the formation of contracts with third parties, member discipline, personnel matters, or to meet with a member, upon the member's request, regarding the member's payment of assessments, as specified in Civil Code.

Teleconference Notice:

Pursuant to the Centers for Disease Control and Prevention's (CDC) interim guidance on mitigation strategies in response to COVID-19 outbreak, including the implementation of social distancing measures where feasible, this meeting is being held via teleconference and videoconference. All homeowners were provided with call-in and video conference information and an opportunity to address the Board of Directors during Homeowner Forum.

Please be advised that pursuant to California Penal Code section 632 it is a crime to intentionally use a recording device to eavesdrop on a confidential communication without the express consent of all parties to the communication.

III. COMMITTEE UPDATE & INVITED GUESTS

The following committees submitted minutes for Board review:

ARC

Grounds
ILS
Outreach

IV. REPORTS

The Board reviewed the Management Reports.

V. HOMEOWNER FORUM

VI. HOMEOWNER CORRESPONDENCE

The Board reviewed correspondence from the following homeowners:

1109 Commons Drive
1300 Commons Drive
812 Dunbarton Circle

VII. CONSENT CALENDAR

Resolved

The Board approves Consent Calendar Items A to D as presented except for Item C. Architectural Approval for 1035 Commons Drive.

Motion: LINDA COOK

Second: GREGORY BEALE

► *Resolved*

The motion passed unanimously

A. APPROVAL OF MINUTES - APRIL 7 AND 26, 2021

B. FINANCIAL STATEMENT - MARCH 2021

C. ARCHITECTURAL APPROVALS

D. APRIL 16, 2021 LIEN RESOLUTION

VIII. UNFINISHED BUSINESS

Resolved

Application for pet door installation at 1035 Commons Drive is approved conditionally upon the owner providing the name of the licensed contractor to the office before work commences.

Motion: WILLIAM VIZZARD TTEE

Second: GREGORY BEALE

► *Resolved*

The motion passed unanimously

IX. NEW BUSINESS

A. PROPOSAL FOR LANDSCAPE RENOVATIONS

Resolved

The Board approves the Zone 6 Pilot Program of Landscape Renovations for a fee not to exceed \$116,000 payable from Reserves.

Motion: GREGORY BEALE

Second: LINDA COOK

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

NAYs: MARY GRAY

▶ *Resolved*
The motion passed

B. 407 DUNBARTON- HOME IMPROVEMENT APPLICATION

Item was tabled.

X. SECOND HOMEOWNER FORUM

XI. NEXT BOARD MEETING

XII. ADJOURN

The was meeting adjourned at 7:10 pm.


APPROVED


DATE