



## NEPENTHE ASSOCIATION

### Open Session Nepenthe Board of Directors

June 2, 2021 5:30 PM  
Nepenthe Clubhouse  
1131 Commons Drive  
Sacramento, 95825

#### MINUTES

##### Directors Present

LINDA COOK - Secretary  
MARY GRAY - Vice President  
JOHN BAKER - President  
MARKUS DASCHER TTEE - Director at Large  
ASHLEY TANGERAAS - Treasurer

##### Directors Absent

None

##### Additional Attendees

Betsi Ledesma, CMCA, General Manager

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#### I. CALL TO ORDER

President Baker called the meeting to order at 5:35 pm.

The President made some opening remarks thanking members for their attendance in person and on Zoom. He explained that he would be allowing comments from the members during deliberations provided that the comments were succinct and respectful.

#### II. EXECUTIVE SESSION ACKNOWLEDGEMENT/ANNOUNCEMENT

In accordance with Civil Code Section 4935(a) the Board met in Executive Session immediately preceding the Open Session meeting 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.

#### III. COMMITTEE UPDATE & INVITED GUESTS

The directors reviewed the minutes provided by the Architectural Review Committee and the Grounds Committee.

#### IV. REPORTS

Highlights from Manager's Report:

- The Nepenthe News was last published on May 7, 2021. The next newsletter will be published on June 4, 2021. Topics to be covered include:

- Annual Election outcome
- Board meeting report
- Pool and Fitness Center Updates
- Landscape updates
- Gas line repairs to pool heaters at the Clubhouse were completed on May 27<sup>th</sup> and the heaters were turned on for the spa and lap pool at 6:00 am May 28, 2021.
- Tennis Court Specialists has our Clubhouse Tennis/Pickleball Courts on the schedule for July 12.
- Re Water Meters from our contact at Carrillo Engineers: "The water meters were installed towards the end of February and then it took some time to install them in the billing system. You should receive the first update in June with 3 months of water usage or July with 4 months of water usage information in the spreadsheet."
- Irrigation repairs and improvements are in process. All urgent repairs and backflow covers have been addressed. Carson is now focusing on the non-urgent repairs and the creation of irrigation maps. Map for Zone 7 is completed.
- Watering Program of the irrigation Controls:
  - 7 Irrigation controls A-B-C-D-E-F-G And 13 Battery operated Controls K-Rain Sprinklers: Turf Zones watering days Wednesday / Thursday / Saturday, has 2 start times one at 9:00 at night second at 1:00 in the morning.
  - Netafim drip waters Monday / Wednesday / Friday / Saturday with 2 start times- one at 8:00 in the morning and the other at 11:30 in the morning.
- March 2021 Financials are provided to the directors as a separate packet when the Board packets are published.
- Management attended Finance Committee meeting on May 24, 2021
- First quarter Comcast revenue sharing: **\$6,351.72**
- Assistant Community Manager Christina Romero has accepted the Assistant General Manager position at The Club at West Park in Roseville. The Board will be discussing the ideal staffing pattern for the community with FirstService Residential.

## V. HOMEOWNER FORUM

## VI. HOMEOWNER CORRESPONDENCE

## VII. CONSENT CALENDAR

### Resolved

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

**Motion:** LINDA COOK

**Second:** MARKUS DASCHER TTEE

- ▶ **Resolved**  
*The motion passed unanimously*

### A. APPROVAL OF MINUTES - MAY 5 AND 26, 2021

#### Resolved

That the Open Session Minutes dated May 5 and 26, 2021 be approved as presented.

### B. FINANCIAL STATEMENT - APRIL 2021

#### Resolved

That the Board approves the Association's income statement for April 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 \$1,328,387 and year-to-date reserve funding of \$761,110 compared to the year-to-date reserve funding budget of \$726,880. The actual year-to-date operating expenses were \$594,752. The budgeted year-to-date operating expenses were \$549,960. The association has \$345,641 in operating funds, which represents .97 months of budgeted expenses and reserve contributions. The association has \$9,943,481 in reserve funds.

**C. ARCHITECTURAL APPROVALS**

**Resolved**

Architectural Applications were delivered to the directors under separate cover.

The Architectural Review Committee recommends approval of the following improvements:

1101 Commons Drive	Windows
1118 Vanderbilt Way	HVAC Replacement

**D. APRIL 16, 2021 LIEN RESOLUTION**

**Resolved**

Per the enclosed Resolution, Management is requesting authorization to place liens on the following accounts should the delinquent assessments not be paid within the time period established in the Intent-to-Lien letter.

Account Number	Past Due Amount
2011-06	\$2,140.00
2292-02	\$1,102.00
2384-01	\$1,016.50

**VIII. UNFINISHED BUSINESS**

**IX. NEW BUSINESS**

**A. APPOINT COMMITTEE MEMBERS**

**Resolved**

The Board appoints the following members to serve on the designated committees for a period of one year:

**Architectural Review Committee:**

- Alan Watters
- Lee Blachowicz
- Pat Singer

**Election:**

- Holly Neilson
- Joleen Hecht

**Finance:**

- Aubrey Lara
- Will Vizzard

**Grounds:**

Steve Huffman  
Don Landsittel  
Kathleen Sadao  
Liza Tafoya  
Katherine Waugh  
Diane Durowa  
Joleen Hecht

**Insurance, Legal & Safety Committee:**

Nancy Amdorfer  
Jerry Dunn  
Bill Olmsted  
Peter Pelkofer

**Outreach:**

Cheryl Nelson  
Cher Kurtz  
Bill Olmsted  
Debbie Russell  
Kristine Davis  
Emily Mah-Nakanishi

**Motion:** MARY GRAY

**Second:** MARKUS DASCHER TTEE

▶ **Resolved**  
*The motion passed unanimously*

**B. REQUEST FROM GROUNDS COMMITTEE**

**Resolved**

The Board authorizes the Grounds Committee to

- Explore Site Selection for Future Plant Removal and Remediation Projects
- Make Revisions to Member Duties document

**Motion:** LINDA COOK

**Second:** MARY GRAY

▶ **Resolved**  
*The motion passed unanimously*

**C. HOMEOWNER FENCING REQUEST**

**Resolved**

The Board instructs management to obtain quotes for a wood replacement fence. The Board further asks the Architectural Review Committee to review the matter and make a recommendation on the request at the next Open Session of the Board on July 7.

**Motion:** LINDA COOK

**Second:** MARY GRAY

▶ **Resolved**  
*The motion passed unanimously*

**D. HOMEOWNER REQUEST - REIMBURSEMENT OF LOSS**

**Resolved**

The Board denies the request from the owner of 1300 Commons for the reimbursement of loss suffered during home burglary.

**Motion:** ASHLEY TANGERAAS

**Second:** LINDA COOK

▶ **Resolved**  
*The motion passed unanimously*

**E. DISCUSSION - FORMATION OF TENNIS GROUP(S)**

The Board agreed to try a Tuesday Tennis Group. Management to place article in Nepenthe News.

**F. BOARD MEETING TIMES DISCUSSION**

The directors considered a number of different times to meet and ultimately agreed to try 6:00 pm for the July meeting. They will continue to evaluate the timing.

**G. DISCUSSION - LIFTING OF AMENITY RESTRICTIONS**

The directors agreed to lift all amenity restrictions effective June 15, 2021 in agreement with Governor Newsom's directive.

**X. SECOND HOMEOWNER FORUM**

**XI. NEXT BOARD MEETING**

The Association's next Board meeting will be held Wednesday, July 7, 2021 at a time to be determined.

**XII. ADJOURN**

The meeting was adjourned at 6:54 pm.

  
\_\_\_\_\_  
APPROVED

  
\_\_\_\_\_  
DATE

