

NEPENTHE ASSOCIATION

Open Session Nepenthe Board of Directors

February 1, 2023 6:00 PM
Nepenthe Clubhouse
1131 Commons Drive
Sacramento, 95825

MINUTES

I. CALL TO ORDER

Meeting was called to order at 6:04 PM

Attending:

John Baker, President

Markus Dascher, Vice President

Cheryl Nelson, Secretary

Jackie Grebitus, Treasurer

Ashley Tangeraas, Member at Large

Also attending:

Paul Reeves, Project Manager for Phase I Siding, Fencing and Painting Project

Bettsi Ledesma, General Manager, FirstService Residential

PRESIDENT'S MESSAGE

President John Baker announced that this would be his last meeting. Due to some health issues, he was resigning from the Board. He announced that the remaining directors would be meeting in executive session on February 6, 2023 to discuss the positions of the officers.

II. EXECUTIVE SESSION ACKNOWLEDGEMENT/ANNOUNCEMENT

In accordance with Civil Code Section 4935(a) the Board met in Executive Session on February 1, 2023, 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. REPORTS

A. CONSTRUCTION MANAGER'S REPORT

Construction Manager Paul Reeves provided a verbal report to support his submitted written report and answer questions.

B. GENERAL MANAGER'S REPORT

General Manager provided a verbal report to supplement the written reports provided in the Board packet.

IV. COMMITTEE UPDATES

Many of the Chairs provided verbal reports to supplement the submitted committee minutes.

V. HOMEOWNER FORUM

VI. HOMEOWNER CORRESPONDENCE

VII. CONSENT CALENDAR

Resolved

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

A. APPROVAL OF MINUTES

Resolved

The Open Session Minutes dated January 4, 2023 are approved as presented.

B. FINANCIAL STATEMENT

Resolved

The Board accepts the Association's income statement for December 2022, 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 -\$106,698 and year-to-date reserve funding of \$2,373,003 compared to the year-to-date reserve funding budget of \$2,251,440. The actual year-to-date operating expenses were \$1,781,067. The budgeted year-to-date operating expenses were \$1,675,668. The association has \$125,828 in operating funds, which represents .40 months of budgeted expenses and reserve contributions. The association has \$11,113,960 in reserve funds.

C. ARCHITECTURAL APPROVALS

D. 1/17/2023 LIEN RESOLUTION

Resolved

The Board authorizes the placement of a lien on the following account should the delinquent assessments not be paid within the time period established in the Intent-to-Lien letter, as described in the signed Resolution.

Account Number	Past Due Assessments	Total Amount Due
2058-01	\$2,609.03	\$3,622.45
2210-01	\$2,735.00	\$3,527.37
2487-02	\$2,617.00	\$4,449.77
2384-01	\$2,187.70	\$2,187.70

VIII. NEW BUSINESS

A. APPOINT DIRECTOR GREBITUS AS CLAIM COMMITTEE

Resolved

The Board appoints Director Grebitus to serve as the appointed Claims Committee to handle necessary decisions related to the current storm claim with Farmers.

B. INVESTMENT RECOMMENDATION FROM FIRSTSERVICE FINANCIAL

Resolved

The Board approves the recommendations from FFI for the investment of Reserve Funds as outlined in the supporting documents.

IX. SECOND HOMEOWNER FORUM

X. NEXT BOARD MEETING

The Association's next open Board meeting will be held March 1, 2023 at 6:00 pm..

XI. ADJOURN

Meeting was adjourned at 7:22 pm

APPROVED

DATE