



NEPENTHE ASSOCIATION
Open Session Nepenthe Board of Directors

September 6, 2023 6:00 PM
 Nepenthe Clubhouse
 1131 Commons Drive
 Sacramento, CA

MINUTES

Directors Present

MARKUS DASCHER TTEE - President
 JACQUELYN GREBITUS - Secretary
 CHERYL NELSON - Vice President
 WILLIAM HENLE TRUSTEE - Treasurer

Directors Absent

CHRISTINA GEORGE - Member at Large

Additional Attendees

Dusty Favichia, General Manager, FirstService Residential Management, Inc.

I. CALL TO ORDER

II. EXECUTIVE SESSION ACKNOWLEDGEMENT/ANNOUNCEMENT

In accordance with Civil Code Section 4935(a) the Board met in Executive Session on August 2, 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.

The Board took the following action at the August 2, 2023, Executive Session:

Contracts: Proposals were approved as follows:

- 1.) Proposal in the amount of \$3,800 for Carson Landscape for deferred remediation work in Zone 4 on Commons Drive.
- 2.) Proposal in the amount of \$7,360 for Carson Landscape for remediation work at east side of Clubhouse Tennis Courts.
- 3.) Proposal in the amount of \$56,090 for The Grove Total Tree Care for recommended tree work in Zone 3.
- 4.) Proposal in the amount of \$49,165 for The Grove Total Tree Care for recommended tree work in Zone 4.
- 5.) Action was taken specific to member discipline and owner requests.

III. REPORTS

A. CONSTRUCTION MANAGER'S REPORT

The Board accepts the monthly reports for Phase 1 from Construction Manager, Paul Reeves.

B. GENERAL MANAGER'S REPORT

The Board accepts the report provided by General Manager, Dusty Favichia.

IV. COMMITTEE UPDATES

Each Committee Chair provided a verbal report in addition to the minutes provided. The Board accepted the minutes as submitted by each Committee with the exception of the Finance Committee that did not meet in August.

V. HOMEOWNER FORUM

The Board Vice President made note of all homeowner comments, questions and statements and will determine if future board action is warranted.

VI. HOMEOWNER CORRESPONDENCE

The Board acknowledged receipt of all correspondence received and will respond accordingly.

VII. CONSENT CALENDAR

Resolved

The Board approved Consent Calendar Items A through C as presented.

Motion: CHERYL NELSON

Second: WILLIAM HENLE TRUSTEE

AYEs: JACQUELYN GREBITUS, CHERYL NELSON, WILLIAM HENLE TRUSTEE, MARKUS DASCHER TTEE

NAYs: None

▶ *Resolved*
The motion passed

A. APPROVAL OF MINUTES

B. FINANCIAL STATEMENT

C. ARCHITECTURAL APPROVALS

VIII. UNFINISHED BUSINESS

A. HOMEOWNER COMMENT AND CORRESPONDENCE FOLLOW UP

The Board stated that written follow up answers for the August 2, 2023, open forum can be found in the published board packet for this meeting, September 6, 2023, on the Nepenthe Website.

IX. NEW BUSINESS

A. GROUNDS COMMITTEE MEMBER - NEW APPLICATION

Resolved

The Board approved the volunteer application for the Grounds Committee from Linda Cook.

Motion: WILLIAM HENLE TRUSTEE

Second: CHERYL NELSON

AYEs: JACQUELYN GREBITUS, CHERYL NELSON, WILLIAM HENLE TRUSTEE, MARKUS DASCHER TTEE

NAYs: None

▶ *Resolved*
The motion passed

X. SECOND HOMEOWNER FORUM

The Board Vice President made note of all homeowner comments, questions and statements and will determine if future board action is warranted.

XI. NEXT BOARD MEETING

The Association's next open Board meeting will be held October 4, 2023, at 6:00 pm.

XII. ADJOURN

The meeting adjourned at 6:49 pm.

Chris Nelson

10/4/23

APPROVED

DATE