



# NEPENTHE ASSOCIATION

## Open Session Nepenthe Board of Directors

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

### MINUTES

**Directors Present**

MARKUS DASCHER TTEE - President  
ASHLEY TANGERAAS - Member at Large  
JACQUELYN GREBITUS - Treasurer  
CHERYL NELSON - Vice President/Secretary

**Directors Absent**

None

**Additional Attendees**

Bettsi Ledesma, CMCA, AMS, General Manager, FirstService Residential  
Nirmal Dhesi, Assistant Community Manager, FirstService Residential  
Czarina Hernandez, Receptionist, FirstService Residential  
Andi Helms, CMCA, Vice-President Sacramento Region, FirstService Residential

**I. CALL TO ORDER**

The meeting was called to order at 6:00 PM.

**II. EXECUTIVE SESSION ACKNOWLEDGEMENT/ANNOUNCEMENT**

In accordance with Civil Code Section 4935(a) the Board met in Executive Session on February 6 and March 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.

They took the following actions at the February 6th session:

Personnel: Re-assigned officer positions in light of President's resignation
Contract Negotiations: determined to not proceed with Irrigation Balancing Project in 2023
Contract Negotiations: Approve proposal to remove stumps of failed trees, Carson Landscape, \$86,580
Contract Negotiations: Approve proposal for corrective pruning, Grove, \$11,850
Contract Negotiations: Approve proposal for corrective pruning, Grove, \$2,700

Contract Negotiations: Approve proposal for corrective pruning, Grove, \$1,440

Member Discipline: Impose Special Individual Assessment for NEPEN 2374-03 to reimburse Nepenthe for work completed on unit that was homeowner's responsibility.

The Board took the following actions at the March 1 meeting:

Member discipline: Reviewed compliance report

Personnel: Committee Liaisons Reports

Delinquencies: Reviewed DQ reports

Delinquencies: Foreclosure Resolution 2058-01, 2210-01, 2487-02

Delinquencies: Homeowner requests

Approved minutes for Feb. 1 & 6 Exec Sessions

Contract Negotiation: Approve proposal for drainage improvements at 1581 University, Carson Landscape, \$6,243 payable from Reserves

### III. REPORTS

#### A. CONSTRUCTION MANAGER'S REPORT

The Board accepted the report of the Phase I Construction Manager, Paul Reeves.

#### B. GENERAL MANAGER'S REPORT

The Board accepted the report of General Manager Bettsi Ledesma.

### IV. COMMITTEE UPDATES

Architectural Review Committee Chair Alan Watters provided a brief verbal report in addition to the submitted minutes.

Finance Committee member Will Vizzard provided a brief verbal report in addition to the submitted minutes.

Grounds Committee Chair Christina George provided brief verbal report in addition to the submitted minutes.

Architectural Review Committee Chair Alan Watters provided brief verbal report in addition to the submitted minutes.

The Board expressed gratitude for the Insurance, Legal & Safety Committee's Insurance and Flood Forum held February 16.

Outreach Committee Chair Marcy Best provided brief verbal report in addition to the submitted minutes, highlighting some upcoming events: April 22 Parking Lot Sale, June 25 Jazz at the Pool.

### V. HOMEOWNER FORUM

The directors made note of the homeowners' comments and will determine whether future Board action is warranted.

## VI. HOMEOWNER CORRESPONDENCE

The Board reviewed the correspondence and may include issues raised on future agendas.

## VII. CONSENT CALENDAR

Resolved

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

**Motion:** JACQUELYN GREBITUS

**Second:** CHERYL NELSON

► *Resolved*

*The motion passed unanimously*

### A. APPROVAL OF MINUTES

Resolved

The Open Session Minutes dated February 1, 2023 are approved as presented.

### B. FINANCIAL STATEMENT

Resolved

The Board accepts the Association's income statement for January 2023 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 \$29,509 and year-to-date reserve funding of \$428,172 compared to the year-to-date reserve funding budget of \$187,621. The actual year-to-date operating expenses were \$154,825. The budgeted year-to-date operating expenses were \$154,038. The association has \$182,336 in operating funds, which represents .53 months of budgeted expenses and reserve contributions. The association has \$11,107,007 in reserve funds.

### C. ARCHITECTURAL APPROVALS

Resolved

The Board affirms the recommendations of the Architectural Review Committee as noted below:

Address	Improvement	Recommendation
1016 Dunbarton	Windows & Patio Sliders	Approval
806 Dunbarton	Retractable Awning	Approval
1396 Commons	Window Glass	Emergency Approval
1219 Vanderbilt	HVAC Replacement	Emergency Approval

## VIII. NEW BUSINESS

### A. APPOINT WILL VIZZARD TO AD HOC COMMITTEE ON SIDING

Resolved

The Board appoints homeowner in good standing, Will Vizzard, to serve as an ad hoc Siding Committee to review the current siding work and make recommendations for future siding projects.

**Motion:** MARKUS DASCHER TTEE

**Second:** CHERYL NELSON

► *Resolved*

*The motion passed unanimously*

**IX. SECOND HOMEOWNER FORUM**

The directors made note of the homeowners' comments and will determine whether future Board action is warranted.

**X. NEXT BOARD MEETING**

The Association's next open Board meeting will be held April 5, 2023 at 6:00 pm..

**XI. ADJOURN**

The meeting was adjourned at 7:27 pm.

*Cheryl Nelson*

*4/7/23*

APPROVED

DATE