



NEPENTHE ASSOCIATION

Open Session Nepenthe Board of Directors

April 5, 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

Andi Helms, Vice President Sacramento, 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 March 1, 2023 and March 8, 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

The board accepted the report of the Phase 1 Constuction Manager, Paul Reeves.

B. GENERAL MANAGER'S REPORT

The board accepted the reports provided by the General Manager, Bettsi Ledesma.

IV. COMMITTEE UPDATES

Each committee chair provided a verbal report in addition to the minutes. The board accepted the minutes as submitted by each committee.

V. HOMEOWNER FORUM

The Vice President made note of the homeowners' comments and will determine whether if future board action is warranted.

VI. HOMEOWNER CORRESPONDENCE

The board reviewed the correspondence and may include issued raised on future agendas.

VII. CONSENT CALENDAR

Resolved

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

Motion: CHERYL NELSON

Second: JACQUELYN GREBITUS

- ▶ *Resolved*
The motion passed unanimously

A. APPROVAL OF MINUTES

B. FINANCIAL STATEMENT

C. ARCHITECTURAL APPROVALS

D. COMMITTEE APPOINTMENTS- HOLMQUIST, DASCHER & MCCOLE

VIII. UNFINISHED BUSINESS

A. 30 ADELPHI HOME IMPROVEMENT APPLICATION

Resolved

The Board confirms the recommendation of the Architectural Review Committee and denies approval of the Home Improvement Application for windows and a door at 30 Adelphi. Homeowner will email compliance modifications for review.

Motion: CHERYL NELSON

Second: JACQUELYN GREBITUS

- ▶ *Resolved*
The motion passed unanimously

B. HOMEOWNER COMMENT AND CORRESPONDENCE FOLLOW UP

Vice President, Cheryl Nelson, reported the new communication format for follow up on homeowner forum comments. The board will make note of the comments and prepare answers/action items. Directors will discuss and determine whether further agenda items are necessary.

IX. NEW BUSINESS

A. NOMINATING COMMITTEE: SLATE OF CANDIDATES

The board accepts the verbal report of the Nominating Committee.

B. REVIEW REPORT FROM THE AD HOC PLAYGROUND COMMITTEE

Resolved

The Board tasks management with preparing a check in the amount of funds raised, \$2,545.45 as the homeowners' contribution towards the Campus Commons Playground refurbishment project.

Motion: CHERYL NELSON

Second: MARKUS DASCHER TTEE

- ▶ *Resolved*
The motion passed unanimously

C. APPOINT AD HOC SPORTS COURT COMMITTEE

The committee was previously appointed.

D. DETERMINE WHETHER TO SOLICIT MULTIPLE QUOTES FOR INSURANCE RENEWAL

The board will task the Insurance Legal and Safety Committee to solicit multiple quotes or insurance renewal.

E. ACCEPT ANNUAL REVIEW & TAXE RETURNS FROM CPA

This item moved to May agenda as the reports were not received in time to review.

X. SECOND HOMEOWNER FORUM

The Vice President made note of the homeowners' comments and will determine whether if future board action is warranted.

XI. NEXT BOARD MEETING

The Association's next open Board meeting will be held May 3, 2023 at 6:00 pm..

XII. ADJOURN

The meeting was attended at 6:53 p.m.



APPROVED



DATE

