



**NEPENTHE ASSOCIATION**  
**Open Session Nepenthe Board of Directors**

May 3, 2023 6:00 PM  
 Nepenthe Clubhouse  
 1131 Commons Drive  
 Sacramento, CA

**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**

Dusty Favichia, General Manager, FirstService Residential Management, Inc.  
 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 April 5, 2023, and April 13, 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 April 5, and April 13, 2023 session(s):

Contracts: Approve proposal to replace Pentair cartridges for all pools and spas, Sprakling Clear Pool Service \$4,540

Personnel: Authorize FirstService to obtain purchase card for Marcus Lozada with a \$1,000 limit.

Personnel: Interview GM candidates.

Member Discipline: Action was taken specific to member discipline and owner requests.

**III. REPORTS**

**A. CONSTRUCTION MANAGER'S REPORT**

The board accepted the monthly reports for Phase 1 from Construction Manager, Paul Reeves.

**B. GENERAL MANAGER'S REPORT**

The board accepted the report provided by General Manager, Dusty Favichia.

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

#### **VI. HOMEOWNER CORRESPONDENCE**

There was no homeowner correspondence to discuss.

#### **VII. CONSENT CALENDAR**

**Motion:** CHERYL NELSON  
**Second:** JACQUELYN GREBITUS

▶ *Resolved*  
*The motion passed unanimously*

##### **A. APPROVAL OF MINUTES**

##### **B. FINANCIAL STATEMENT**

##### **C. ARCHITECTURAL APPROVALS**

##### **D. 04-13-2023 LIEN RESOLUTION**

#### **VIII. UNFINISHED BUSINESS**

##### **A. HOMEOWNER COMMENT AND CORRESPONDENCE FOLLOW UP**

The Board indicated that written follow up answers for the April 5, 2023 Homeowner Open Forum can be found in the published Board Packet for May 2023 on the Nepenthe Website.

##### **B. ACCEPT ANNUAL REVIEW & TAX RETURNS FROM CPA**

**Motion:** JACQUELYN GREBITUS  
**Second:** MARKUS DASCHER TTEE

▶ *Resolved*  
*The motion passed unanimously*

#### **IX. NEW BUSINESS**

##### **A. INTRODUCTION OF NEW GM - DUSTY FAVICHIA**

The Board introduced the new General Manager, Dusty Favichia and welcomed her to Nepenthe.

#### **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 June 7, 2023 at 6:00 pm..

#### **XII. ADJOURN**

The meeting adjourned at 6:58 p.m.

*Clayton*

APPROVED

*6/2/23*

DATE