



NEPENTHE ASSOCIATION
Open Session Nepenthe Board of Directors

June 7, 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
 CHRISTINA GEORGE - Member at Large

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

Board President Markus Dascher called the meeting to order and introduced the newly appointed Board Members and thanked the outgoing Board Members, as well as the Nominating Committee, and the Election Committee.

II. EXECUTIVE SESSION ACKNOWLEDGEMENT/ANNOUNCEMENT

The Board took the following actions at the May 3, 2023 Executive Session:

Delinquency: Board denied (2) requests to waive fees.

Contracts: Board approved proposal from Geremia in the amount of \$38,700 for new tile, re-surface and required code upgrades for Dunbarton pool.

Contracts: Board approved proposal from Carson in the amount of \$158,000 for restoration of (17) landscape areas following tree stump removals.

Contracts: Board approved proposal from Carson in the amount of \$6,640 for the removal of multiple trees and other landscape as recommended by the Sports Court Ad Hoc Committee.

Contracts: Board approved proposal from The Grove in the amount of \$46,580 for tree work in Zone 1 as recommended by Arborist.

Personnel: Authorize FirstService to obtain purchase card for Dusty Favichia with a \$3,000 limit.

Member Discipline: Board denied a written request from a member regarding an on-going violation.

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. The Board accepted the minutes as submitted by each committee. Although Outreach Committee minutes were not included in the Board Packet, The Outreach Committee Chair provided a verbal report.

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

Resolved

The Board approves Consent Calendar Items A to C as presented. **Please note that newly appointed board members; William Henley and Christina George abstained from voting on item A: Approval of the May 3, 2023 Board Meeting Minutes.

Motion: CHERYL NELSON

Second: JACQUELYN GREBITUS

AYEs: JACQUELYN GREBITUS, CHRISTINA GEORGE, 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 indicated that written follow up answers for the May 3, 2023 Homeowner Open Forum can be found in the published Board Packet for June 2023 on the Neperthe Website.

IX. NEW BUSINESS

A. APPOINTMENT OF COMMITTEES AND CHAIRS

Resolved

The Board appoints the committee members and chairs as outlined below:

Architectural Review Committee: Alan Watters (Chair), Allen Davenport, Lee Blachowicz, Kenneth Luttrell, Paul Serafimidis and Shelby Drayton

Finance Committee: Susan Timmer (Chair), Tara Zimmerman, Will Vizzard, Donald Landsittel and Nina White
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Insurance, Legal & Safety: Nancy Arndorfer (Chair), Pat Mccole, William Olmsted and Pamela DiMaggio

Outreach Committee: Marcy Best (Chair), Jan Beale, Nancy Arndorfer, Bill Olmstead, Theresa McCrackin, Bonnie Jacobson, Yvonne DelBaggio, Gerry Gelfand, and Pat Furakawa

Grounds Committee: Pam Livingston (Chair), Jim Shaw (Co-Chair), Diane Durawa, Joleen Hecht, Kathryn Schmid, Lisa Tafoya, Don Ellwanger, Jean Dascher, Kathy Waugh, Joan Trotta and Solveig Toft

Motion: CHERYL NELSON

Second: JACQUELYN GREBITUS

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

NAYs: None

▶ *Resolved*

The motion passed

X. SECOND HOMEOWNER FORUM

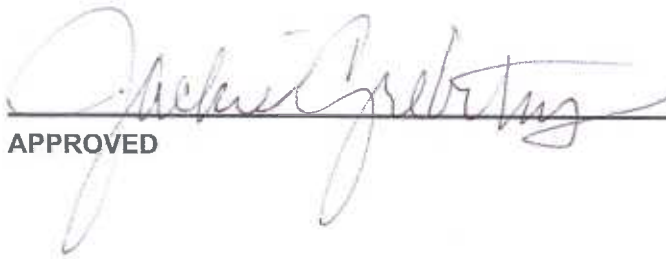
The Board Vice President made note of all homeowner comments, questions and statements and will determine if future Board action is warranted.

XI. NEXT BOARD MEETING

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

XII. ADJOURN

The meeting adjourned at 6:30pm.



APPROVED



DATE