



NEPENTHE ASSOCIATION
Open Session Nepenthe Board of Directors

July 5, 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

II. EXECUTIVE SESSION ACKNOWLEDGEMENT/ANNOUNCEMENT

In accordance with Civil Code Section 4935(a) the Board met in Executive Session on June 7, 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 actions at the June 7, 2023, Executive Session:

Contracts:

Approve proposal in the amount of \$5,515 to install new drain between 802 and 804 Elmhurst Circle to direct water away from siding.

Approve proposal in the amount of \$15,220 to replace backflow blankets in zones 1 through 7.

Approve proposal in the amount of \$55,360 for recommended tree work in Zone 2.

Approve proposal in the amount of \$1,485 to remove dead tree at 1213 Vanderbilt Way.

Approve proposal in the amount of \$81,889 for carry over asphalt work not completed in 2022. Additional asphalt work also approved in the amount of \$18,008.

Legal:

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 and/or Committee Member 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

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

VII. CONSENT CALENDAR

Resolved

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

Motion: JACQUELYN GREBITUS

Second: WILLIAM HENLE TRUSTEE

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 June 7, 2023, open forum can be found in the published board packet for July 2023 on the Nepenthe Website.

IX. NEW BUSINESS

A. APPOINTMENT OF COMMITTEE VOLUNTEERS

Resolved

The Board appointed new committee members as outlined below:

Grounds Committee: Richard (Rick) Lawrance and Theresa Mccrakin
Insurance, Legal & Safety: Leslie Arnal and Jerry Dunn
Outreach Committee: Bill White, Joan Barrett, Carol Duke, Hallie Henle, Ann Bennett, Geraldine Gelffand, Joyce Earl and Marie-Louise Nelson Graves

Motion: WILLIAM HENLE TRUSTEE

Second: CHRISTINA GEORGE

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 August 2, 2023, at 6:00 pm.

XII. ADJOURN

The meeting adjourned at 6:30pm.



APPROVED



DATE