



NEPENTHE ASSOCIATION
Open Session Nepenthe Board of Directors

August 2, 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 announced that our Landscape Contractor, Carson Landscape was asked by the Board to place signs in the common area representing the areas that are under remediation. Markus stated that those signs were taken down by an unknown party and reiterated that the intention of the signs were to keep community members informed.

II. EXECUTIVE SESSION ACKNOWLEDGEMENT/ANNOUNCEMENT

In accordance with Civil Code Section 4935(a) the Board met in Executive Session on July 5, 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 action at the July 5, 2023 Executive Session:

Contracts: Proposal approved in the amount of \$2,645 to relocate emergency shut-off switch to a location within 50 feet of spa as required by code.

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.

Additionally, the Board approves the Architectural application for 804 Dunbarton Circle for an attic fan installation per the ARC's recommendation as announced by Alan Watters during his Committee Update Report.

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 stated that written follow up answers for the July 5, 2023, open forum can be found in the published board packet for this meeting, August 2, 2023, on the Nepenthe Website.

IX. NEW BUSINESS

A. LANDSCAPE SERVICE REQUEST PROCESS

Board Vice President, Cheryl Nelson announced the revised process for Homeowner Landscape Requests. No vote needed as this is a process revision, not a rule change.

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 September 6, 2023, at 6:00 pm.

XII. ADJOURN

The meeting adjourned at 6:29 pm.

Cheryl Wilson

APPROVED

2/2/23

DATE