



NEPENTHE ASSOCIATION

Open Session Nepenthe Board of Directors

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

BOARD OF DIRECTORS MEETING - OPEN SESSION AGENDA

The following items may be addressed in Executive Session in accordance with California Civil Code 4935(a):

- *Litigation*
- *Matters relating to formation of contract with third parties*
- *Member Discipline*
- *Personnel matters*

I. CALL TO ORDER

MEETING PLACE:

1131 Commons Drive, Sacramento, CA 95825

OR

Join Zoom Meeting

<https://us02web.zoom.us/j/88272111861?pwd=bDJDaIMycUswQ0ZPSU81Y05jeVF6dz09>

Meeting ID: 882 7211 1861

Passcode: 620373

OR Dial in

+1 669 900 6833

WELCOME

Thank you for attending. This is a business meeting, open to members of the Nepenthe Association and guests of the Board. The Nepenthe Board of Directors is a policy Board, and the role of the General Manager is to oversee the day-to-day operations. The primary purpose of the meeting is to ensure that the Association is meeting its responsibility to provide oversight, maintain the value of the property and to serve homeowners.

PRESIDENT'S MESSAGE

ANNOUNCEMENTS FROM THE BOARD

The Directors will use this time to provide updates and information.

II. EXECUTIVE SESSION ACKNOWLEDGEMENT/ANNOUNCEMENT

Background

In accordance with Civil Code Section 4935(a) the Board met in Executive Session on November 1, 2023, November 8, 2023, and November 15, 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 November 1st and November 8th, 2023, Executive Sessions:

Contracts: Proposals and/or Service Agreements were approved as follows:

- 1.) An Exterior Maintenance & Service Agreement with Carson Landscape with locked-in pricing for 2024, 2025 & 2026 was approved at a monthly cost of \$48,880. The agreement also includes an approved maintenance budget for additional services. 11.01.2023
- 2.) Proposal in the amount of \$30,680 for The Grove Total Tree Care for recommended tree work in Zone 7. 11.01.2023
- 3.) Proposal in the amount of \$1,717.92 for eDecisions for camera modifications to reduce the number of on-site visits for surveillance system errors. 11.01.2023
- 4.) Actions were taken specific to member discipline and owner requests. 11.01.2023 and 11.08.2023

No action was taken at the November 15, 2023, Executive Session.

III. REPORTS

A. CONSTRUCTION MANAGER'S REPORT

Construction Manager Paul Reeves' written report is enclosed in the materials for this meeting.

Supporting Documents

 <i>Nepenthe Monthly Report November 2023 2.pdf</i>	5
 <i>Nepenthe Change Order Log Updated 11.30.23.pdf</i>	17

B. GENERAL MANAGER'S REPORT

General Manager Dusty Favichia has submitted the enclosed work order report and will share general announcements and/or updates, as well as answer any questions the Board may have at this time.




Supporting Documents

 <i>November 2023_Work Order Report.pdf</i>	41
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IV. COMMITTEE UPDATES

A verbal report for the Grounds Committee will be given during the meeting. Additionally, Meeting Minutes from the Insurance, Legal, and Safety Committee for November 2023 were not provided. A verbal report is anticipated. All other Committee Meeting Minutes for November 2023 are included in the December 6, 2023, Published Open Board Packet.

Supporting Documents

 <i>Finance Committee Minutes_November 2023.pdf</i>	49
 <i>Outreach Committee Minutes_November 2023.pdf</i>	52
 <i>Architectural Review Committee Minutes_November 20.pdf</i>	56

V. HOMEOWNER CORRESPONDENCE

Supporting Documents

[Bill White_Correspondence Rcvd 11.09.23.pdf](#) 59

[14 Adelphi_Correspondence 11.29.23.pdf](#) 62

[12 Adelphi_Correspondence 11.30.23.pdf](#) 64

VI. UNFINISHED BUSINESS

A. HOMEOWNER COMMENT AND CORRESPONDENCE FOLLOW UP

To promote good communication with homeowners, the Board has made note of the comments and correspondence from the last open session and prepared follow up answers and action items. Directors to discuss and determine whether further agenda items are called for.

Supporting Documents

[RESPONSES TO NOVEMBER 2023 OPEN MEETING COMMENTS.p.pdf](#) 74

VII. NEW BUSINESS

A. MINUTES APPROVAL

Proposed Resolution

The Open Session Minutes dated November 1, 2023, are approved as presented.

Supporting Documents

[NEP 2023-11-01 Open Session Minutes.pdf](#) 84

B. FINANCIALS

Background

The full financial report has been delivered to the Directors under separate cover. An abbreviated report is enclosed in this packet.

Proposed Resolution

The Board accepts the Association’s income statement for October 2023 comparing actual results to budget, reserve statement, bank statements and reconciliations, check history report and general ledger as presented, subject to an annual audit. **The report reflects a year-to-date net operating income of \$(216,715.87) and year-to-date reserve funding of \$3,109,118.82 compared to the year-to-date reserve funding budget of \$1,876,210.** The actual year-to-date operating expenses were \$1,668,918.03. The budgeted year-to-date operating expenses were \$1,540,380. The association has \$223,585.92 in operating funds, which represents 0.65 months of budgeted expenses and reserve contributions. The association has \$11,253,607.07 in reserve funds.

Supporting Documents

[NEP 10-2023 Financials_Abbreviated.pdf](#) 88

C. ARCHITECTURAL COMMITTEE: RECOMMENDATIONS

Proposed Resolution

The Board affirms the recommendations of the Architectural Review Committee as noted below:

Address	Improvement	Recommendation
1041 Commons Drive	Security Camera	Approval w/ Conditions.
712 Dunbarton Circle	HVAC	Denial

D. 11.14.2023 LIEN RESOLUTION

Proposed Resolution

The Board authorizes the placement of a lien on the following account should the delinquent assessments not be paid within the time period established in the Intent-to-Lien letter as described in the signed Resolution.

Account No.	Past Due Assessments	Total Amount Due
2310-01	\$2,380.55	\$2,784.40

VIII. HOMEOWNER FORUM

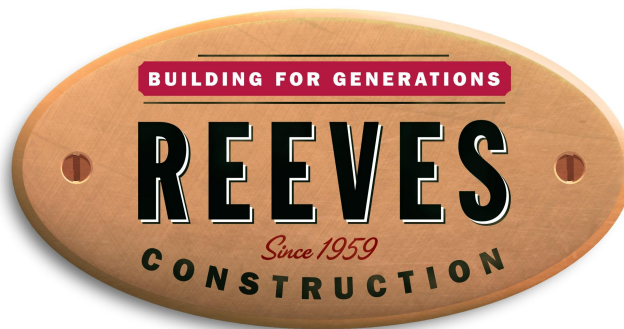
In accordance with California Civil Code 4920(a), the Association must post or distribute the agenda for Regular Session Meetings no fewer than four (4) days prior to a Regular Session Meeting. During Homeowner Forum, items not included on the agenda that are raised by homeowners may be briefly responded to by the Board/Management; however, no action may occur with respect to that item unless it is deemed an emergency by the Board of Directors and developed after the agenda was posted and/or distributed. The Board of Directors may refer informational matters and direct administrative tasks to Management and/or contractors. Each homeowner will be given three (3) to five (5) minutes to speak in accordance with the Open Meeting Act, California Civil Code 4920(a), or a total of twenty (20) minutes will be granted for all to address the Board of Directors regarding items of interest or concern.

IX. NEXT BOARD MEETING

The Association’s next open Board meeting will be held January 3, 2024, at 6:00 pm.

X. ADJOURN

Nepenthe Monthly Report November 2023 2.pdf



Dry Rot and Painting Project
Phase One 2022-2023-2024
Phase Two 2024-2025

Monthly Project Report For November 2023

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-2024

Location: Sacramento, CA



1. Project Overview	3
2. Phase #2	4
3. 1149 Vanderbilt Repairs	4
4. Phase #1 Cost Management	5
5. Phase #1 Invoice Control	6-11

Scope Management (Change order log) was moved to a separate attachment.

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-2024

Location: Sacramento, CA



1. Project Overview- November 2023:

We focus on Phase #1.

An update on progress is below.

1. Dry rot repairs and painting are completed at building unit addresses-
Up to 1423 Commons Dr.
2. Dry rot repairs are completed up to 1106 Dunbarton Cir.
3. Repairs are in process at 1100 to 1104 Dunbarton.
These will be completed in approximately three weeks.
4. Painters will schedule painting, weather permitting, as soon as possible.

4. Looking ahead,

We are now working in the center area of Dumbarton.

The subsequent units next on the repair list are 1014 to 1020 Dumbarton, then 1010 to 1000 Dumbarton.

As of 11/30, 104 units are completed of the 172 in phase #1.

I have started looking at buildings that are a month from repairs to identify homes with exposed AC cooling lines. Investigating a few each week will help us know how many there are and their location. I will update the Nepenthe office on my Findings.

5. **Change order log-** Due to its size, it has been moved to its own attachment.

The total adjusted contract amount for wood repairs is at the bottom of the C/O log—\$ 1,646,358.23. % log includes the 104 units completed and the next 17 units to be done. For a total of 121 units represented.

6. Changes to Cost Management and Invoice Control for August are highlighted in yellow. Note that the vendor's invoices are being submitted as this report is being written. They will be listed in the December report.

2. Phase #2.

Repairs to siding, trim, and painting are now completed at 1149-1179 Vanderbilt.

And 208/210 Elmhurst.

A cost analysis of budget vs. actual for these eight units will be in a separate email.

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-2024

Location: Sacramento, CA



We expect to start phase #2 as soon as phase #1 is complete. The phase #1 schedule has now been updated. We plan on the June 2024 start for phase #2.

3. Damage Repairs at 1149 Vanderbilt.

Sept- Upon starting repairs at 1149, it was discovered that there were discrepancies between the insurance settlement and what was originally regarding roof flashings and the amount of siding to replace, and there were no repairs to any fences. CPR and I are compiling a list of items that must be added to the insurance settlement.

Oct- Roof vents are currently not available stone coated. Many of the existing ones at Nepenthe are not coated. I have asked for board approval to paint them dark brown. Other roof flashings will be stone-coated. See photos sent to Dusty on 10/27. We did confirm that there is an allotment for fence repairs. Dry Creek Construction will credit back the insurance settlement amounts for the fence repairs and exterior painting. We will have CPR and Progressive Painting take care of those items. Homeowner had new windows installed. Dry rot and fence repairs are completed. Drywall is installed inside. Painting inside on 10/30 & 10/31. Dry Creek has given the homeowner a 12/15 date to move back in. I will update you next month.

Nov- Interior has been painted. On 11/15 Dry Creek Construction gave me a move-in timeline for the homeowners on 12/15. Dry Creek Construction has not updated us since that date.

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-2024

Location: Sacramento, CA



4. Cost Management- Phase #1.

Total Contract Amount

Contractor Code	Scope	Budget Value (\$)	Change Orders Value (\$)	Permits Value (\$)	Invoiced Value (\$)	Value Paid (\$)	
CPR Construction	Original Contract	\$822,857.00			\$1,020,640.49 Includes Change Orders Invoiced	\$1,020,640.49	
CPR Construction	Change Orders Approved		\$823,501.23		Included Above		
CPR Construction	Total Retention to date	\$107,874.36					
CPR Construction	Total Retention Invoiced	\$67,440.83			Included Above	Included Above	
CPR Construction	Permits		\$8,986.24		Included Above	Included Above	
Progressive Painting	Painting Original Contract	\$306,250.00			\$161,000.00	\$161,000.00	
	TOTAL PAID TO ALL ABOVE				Invoiced Value \$1,181,640.49	Value Paid \$1,181,640.49	

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-2024

Location: Sacramento, CA



4. Invoice Control Phase #1.

Contractor	Scope	IN #	Description	Value	Status of Work	Status of Invoice	Status of Payment
CPR Construction	Siding Repair	1176	Mobilization	\$82,285.78	COMPLETE	APPROVED	PAID
CPR Construction	Siding Repair	1193	Units, 101,107,109, 1371,1395 Including Change Orders Less retention	\$35,965.49	COMPLETE	APPROVED	PAID
CPR Construction	Siding Repair	1198	Units, 1355,1359, 1363, Including Change Orders Less retention	\$35,144.41	COMPLETE	APPROVED	PAID
CPR Construction	Siding Repair	1211	Units 1329, 1331, 1333, 2308, 201, 203, 205, 301, 303, 2308, Including Change	\$65,466.92	COMPLETE	APPROVED	PAID

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-2024

Location: Sacramento, CA



Contractor	Scope	IN #	Description	Value	Status of Work	Status of Invoice	Status of Payment
CPR Construction	Siding Repair	#1214		\$43,659.02	COMPLETE	APPROVED	PAID
CPR Construction	Siding Repair	1238	Units 303, 401, 403, 405, 407, 2320, 2322, 2324, 2326, 2328, 1230, 2330, Including Change Orders Less retention	\$82,370.83	COMPLETE	APPROVED	PAID
CPR Construction	Siding Repair	1241	Units 2314, 2322 SM, 409, 411, 501, 503, 505, 507, 509, 511, Including Change Orders Less retention	\$74,333.60	COMPLETE	APPROVED	PAID

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-2024

Location: Sacramento, CA



Contractor	Scope	IN #	Description	Value	Status of Work	Status of Invoice	Status of Payment
CPR Construction	Siding Repair	1246	Units 601,603, 605, 813, 815 Including Change Orders above and at 507, 509 Less Retention	\$60,308.06	COMPLETE	APPROVED	PENDING
CPR Construction	Siding Repair	1251	Units 601,603, 605, 607, 609,611, 613, 615, 701, 703,813, 815 Including Change Orders	Total Due Minus Retention \$69,707.27	COMPLETE	APPROVED	PAID
CPR Construction	Siding Repair	1262	Units 711,713,715, 717,719, Including Change Orders	Total Due Minus Retention \$109,770.15	COMPLETE	APPROVED	PAID

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-2024

Location: Sacramento, CA



Contractor	Scope	IN#	Description	Value	Status Of Work	Status of Invoice	Status of Payment
CPR Construction	Siding Repair	1269	Units 901, 903, 903,905,907,801,803,817, 807, 811, 809, Including Change Orders	Total Due Includes Retention Invoiced \$125,390.93	COMPLETE	APPROVED	PAID
CPR Construction	Siding Repair	1289	Units 1001, 1003, 1005, 1007, 1009, 1011, 1013, 1015, 1017, 1019.	Total Due Includes Retention Invoiced \$116,590.22	COMPLETE	APPROVED	PAID
CPR Construction	Siding Repair	1298	See Detail on invoice.	Total Due Includes Retention Invoiced \$104,600.15	COMPLETE	APPROVED	PAID
CPR Construction	Siding Repair	1312	See Detail on invoice	Due This invoice \$15,047.66	COMPLETE	APPROVED	PAID

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-2024

Location: Sacramento, CA



Contractor	Scope	IN#	Description	Value	Status of Work	Status of Invoice	Status of Payment
Progressive Painting	Paint	54	Painting	\$14,000.00	COMPLETE	APPROVED	PAID
Progressive Painting	Paint	17256	Painting	\$7,000.00	COMPLETE	APPROVED	PAID
Progressive Painting	Paint	17293	Painting	\$28,000.00	COMPLETE	APPROVED	PAID
Progressive Painting	Paint	17300	Painting	\$14,000.00	COMPLETE	APPROVED	PAID
Progressive Painting	Paint	17326	Painting	\$10,500.00	COMPLETE	APPROVED	PAID
Progressive Painting	Paint	17335	Painting	\$14,000.00	COMPLETE	APPROVED	PAID
Progressive Painting	Paint	17361	Painting	\$17,500.00	COMPLETE	APPROVED	PAID
Progressive Painting	Paint	17379	Painting	\$15,750.00	COMPLETE	APPROVED	PAID

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-2024

Location: Sacramento, CA



Contractor	Scope	IN#	Description	Value	Status of Work	Status of Invoice	Status of Payment
Progressive Painting	Paint	17390	Painting	\$19,250.00	COMPLETE	APPROVED	PAID
Progressive Painting	Paint	17406	Painting	\$14,000.00	COMPLETE	APPROVED	PAID
Progressive Painting	Paint	17419	Painting	\$7,000.00	COMPLETE	APPROVED	PAID
			TOTAL APPROVED	Invoiced Value \$1,181,640.49			
			TOTAL APPROVED, NOT PAID	0			
			TOTAL PENDING APPROVAL	0			
			TOTAL PAID	\$1,181,640.49			

End Report.

Nepenthe Change Order Log Updated 11.30.23.pdf



12394 Cannon Way
 Grass Valley, CA 95949
 (916) 229-2594
bill@cprecon.com

Date: November 30, 2023 Contact: Paul Reeves
 Property Name: Nepenthe Homeowner's Association Company: Reeve's Construction Inc.

CHANGE ORDER LOG

COR #	LOCATION	PENDING	DECLINED	APPROVED	NOTES
COR #01	101 DB and 1395 Commons		\$2,973.03		VOID
COR #02	107, 109 Dunbarton and 1371 Commons		\$12,203.54		VOID
COR #01 REVISE	101 DB and 1395 Commons			\$3,767.15	Additional Siding and Trim
COR #02 REVISE	107, 109 Dunbarton and 1371 Commons			\$10,747.77	Additional Siding and Trim
COR #03	107/109 Fence			3308.38	24 lf Fence Replacement
COR #04	1355 Commons			\$11,100.10	Additional Siding and Trim
COR #05	1359 Commons			\$984.59	Additional Siding and Trim
COR #06	1363 Commons			\$5,261.92	Additional Siding and Trim
COR #07	1355, 1359 and 1363 Commons Fence Repairs			\$5,191.76	Fence Repairs and replacement
COR #08	2308 Swarthmore			\$2,833.35	Additional Fence Replacement
COR #09	1329 Commons			\$472.76	Additional Siding and Trim
CREDIT COR #10	1331 Commons			-\$3,203.88	Credit Siding and Trim Not Done
CREDIT COR #11	1333 Commons			-\$243.13	Credit Siding and Trim Not Done
COR #12	2308 Swarthmore			\$7,232.85	Additional Siding and Trim
COR #13	1359 and 1363 Commons Fence Repairs			\$317.03	Fence Repairs and replacement
COR #14	Swarthmore Supplemental to COR#12			\$2,496.96	Additional Siding and Trim at 2 Gables

COR #15	1329 Commons Supplemental to #COR09		\$821.64		Additional Siding and Trim at Left Wall 2nd Story
COR #15 REVISION	1329 Commons Supplemental to #COR09			\$998.80	Additional Siding and Trim at Left Wall 2nd Story
COR #16	201 Dunbarton			\$4,003.85	Additional Siding and Trim
COR #17	203 Dunbarton			\$3,362.43	Additional Siding and Trim
COR #18	205 Dunbarton			\$1,954.55	Additional Siding and Trim
COR #19	301 Dunbarton			\$121.07	Additional Siding and Trim
COR #20	303 Dunbarton			\$304.69	Additional Siding and Trim
COR #21	1331 Commons Supplemental to #COR10			\$446.65	Additional Siding and Trim
COR #22	Additional Fence Repairs 201/205 Dunbarton Cir			\$6,593.48	Fence Repairs and replacement
COR #23	Additional Siding and Trim Unit #203			\$993.58	Additional Siding and Trim
COR #24	Additional Siding and Trim Unit #2310 SM			\$663.41	Additional Siding and Trim
COR #25	Additional Siding and Trim Unit #2312 SM			\$1,184.86	Additional Siding and Trim
COR #26	Additional Siding and Trim Unit #2314 SM			\$1,794.88	Additional Siding and Trim
COR #27	Additional Siding and Trim Unit #2318 SM			\$809.24	Additional Siding and Trim
COR #28	Additional Siding and Trim Unit #2316 SM			\$651.20	Additional Siding and Trim

COR #29	Additional Fence Repairs 2310-2318 SM			\$2,472.47	Fence Repairs and replacement
COR #30	Additional Siding and Trim Unit #203 Supplemental COR#23			\$866.70	Additional Siding and Trim
COR #31	Additional Siding and Trim Unit #305 DB			\$4,773.70	Additional Siding and Trim
COR #32	Additional Siding and Trim Unit #307 DB			\$1,139.40	Additional Siding and Trim
COR #33	Additional Siding and Trim Unit #203 Supplemental COR#30			\$835.51	Additional Siding and Trim
COR #34	Additional Siding and Trim Unit #201 Supplemental COR#16			\$1,648.02	Additional Siding and Trim
COR #35	Multiple Addresses			\$1,674.47	Permit Fees
COR #36	Additional Siding and Trim Unit #301 Supplemental COR#19			\$1,390.11	Additional Siding and Trim
COR #37	Additional Siding and Trim Unit #303 Supplemental COR#20			\$2,135.72	Additional Siding and Trim
COR #38	Additional Siding and Trim Unit #2318 Supplemental COR#27			\$773.57	Additional Siding and Trim

COR #39	Additional Siding and Trim Unit #2310 Supplemental COR#24			\$335.33	Additional Siding and Trim
COR #40	Additional Siding and Trim Unit #2312 Supplemental COR#25			\$536.82	Additional Siding and Trim
COR #41	Additional Siding and Trim Unit #401 DB			\$2,355.40	Additional Siding and Trim
COR #42	Additional Siding and Trim Unit #403 DB			\$2,177.28	Additional Siding and Trim
COR #43	Additional Siding and Trim Unit #405 DB			\$1,104.37	Additional Siding and Trim
COR #44	Additional Siding and Trim Unit #407 DB			\$1,561.76	Additional Siding and Trim
COR #45	Fence Repairs Unit #401-#405 DB			\$672.87	Fence Repairs and replacement
COR #46	Additional Siding and Trim Unit #305 DB Supplemental to COR#31			\$3,285.38	Additional Siding and Trim
COR #47	Additional Siding and Trim Unit #2320 SM			\$5,129.44	Additional Siding and Trim
COR #48	Additional Siding and Trim Unit #2322 SM			\$872.21	Additional Siding and Trim
COR #49	Additional Siding and Trim Unit #2324 SM			\$2,333.85	Additional Siding and Trim
COR #50	Additional Siding and Trim Unit #2328 SM			\$1,030.03	Additional Siding and Trim

COR #51	Additional Siding and Trim Unit #2330 SM			\$1,238.82	Additional Siding and Trim
COR #52	Additional Siding and Trim Unit #409 DB			\$1,988.08	Additional Siding and Trim
COR #53	Additional Siding and Trim Unit #411 DB			\$1,595.22	NO ORIGINAL SCOPE LISTED Additional Siding and Trim
COR #54	Additional Fence Repairs 411 Dunbarton			\$1,426.60	Additional Fence Repairs
COR #55	Additional Fence Repairs 403 Dunbarton			\$1,352.70	Additional Fence Repairs
COR #56	Additional Siding and Trim Unit #401 DB Supplemental to COR#41			\$374.43	Additional Siding and Trim
COR #57	Additional Fence Repairs 405 Dunbarton			\$353.87	Additional Fence Repairs
COR #58	Beam Replacement Unit #405 DB Supplemental to COR#43			\$439.96	Additional Siding and Trim
COR #59	Additional Fence Repairs 407 Dunbarton			\$5,596.46	Additional Fence Repairs
COR #60	Additional Siding and Trim Unit #407 DB Supplemental to COR#44			\$898.36	Additional Siding and Trim
COR #61	Additional Siding and Trim Unit #405 DB Supplemental to COR#58			\$299.15	Additional Siding and Trim

COR #62	Additional Siding and Trim Unit #401 DB Supplemental to COR#56			\$268.41	Additional Siding and Trim
COR #63	and Trim Unit #2320 Swarthmore Supplemental to COR#47			\$354.31	Additional Siding and Trim (HOA to invoice homeowner)
COR #64	and Trim Unit #2320 Swarthmore Supplemental to COR#63			\$647.44	Additional Siding and Trim
COR #65	Additional Fence Repairs Unit #303 Dunbarton			\$424.33	Additional Fence Repairs
COR #66	Additional Fence Repairs Unit #2320 Swarthmore			\$500.84	Additional Fence Repairs
COR #67	and Trim Unit #2322 Swarthmore Supplemental to COR#48			\$2,529.73	Additional Siding and Trim
COR #68	and Trim Unit #2324 Swarthmore Supplemental to COR#49			\$3,200.37	Additional Siding and Trim
COR #69	Additional Siding and Trim Unit #501 DB			\$9,577.20	NO ORIGINAL SCOPE Additional Siding and Trim
COR #70	Additional Siding and Trim Unit #503 DB			\$901.91	Additional Siding and Trim

COR #71	Additional Siding and Trim Unit #505 DB			\$3,939.65	NO ORIGINAL SCOPE Additional Siding and Trim
COR #72	Additional Fence Repairs Unit #501 DB			\$6,285.75	NO ORIGINAL SCOPE Fence Replacement
COR#73	Additional Fence Repairs Unit #2326 Swarthmore			\$4,012.41	Additional Fence Repairs
COR #74	Additional Siding and Trim Unit #601 DB			\$6,079.67	Additional Siding and Trim
COR #75	Additional Siding and Trim Unit #603 DB			\$4,009.44	Additional Siding and Trim
COR #76	Additional Siding and Trim Unit #605 DB			\$4,457.06	Additional Siding and Trim
COR #77	Fence Repairs Unit #601-#603			\$4,855.27	Additional Fence Repairs
COR #78	Additional Siding and Trim Unit #2326 Swarthmore			\$268.41	Additional Siding and Trim
COR #79	Additional Siding and Trim Unit #2328 Swarthmore Supplemental to COR#50			\$410.03	Additional Siding and Trim Supplemental

COR #80	Fence Repairs Unit #2328 and 2330 Swarthmore			\$3,514.53	Additional Fence Repairs
COR #81	and Trim Unit #2330 Swarthmore Supplemental to COR#51			\$1,073.63	Additional Siding and Trim
COR #82	Additional Siding and Trim Unit #507 DB			\$6,098.73	Additional Siding and Trim
COR #83	Additional Siding and Trim Unit #509 DB			\$3,365.49	Additional Siding and Trim
COR #84	Additional Siding and Trim Unit #511 DB			\$4,860.60	Additional Siding and Trim
COR #85	Fence Repairs Unit #507-#511			\$4,018.39	Additional Fence Repairs
COR #86	Additional Siding and Trim Unit #607 DB			\$2,189.80	Additional Siding and Trim
COR #87	Additional Siding and Trim Unit #609 DB			\$3,307.69	Additional Siding and Trim
COR #88	Additional Siding and Trim Unit #611 DB			\$4,985.85	Additional Siding and Trim
COR #89	Additional Siding and Trim Unit #613 DB			\$3,895.26	Additional Siding and Trim
COR #90	Additional Siding and Trim Unit #615 DB			\$6,356.02	Additional Siding and Trim
COR #91	Fence Repairs Unit #607-#615			\$8,247.43	Additional Fence Repairs

COR #92	Additional Siding and Trim Supplemental Unit #409 DB			\$1,283.13	Additional Siding and Trim
COR #93	Additional Siding and Trim Supplemental Unit #411 DB			\$1,160.40	Additional Siding and Trim
COR #94	Fence Repairs Unit #409-#411 DB			\$6,669.16	Additional Fence Repairs
COR #95	Additional Siding and Trim Supplemental Unit #501 DB COR#69			\$1,784.30	Additional Siding and Trellis Repairs
COR #96	Additional Siding and Trim Supplemental Unit #409 DB COR#92			\$269.57	Additional Trellis Repairs
COR #97	Additional Siding and Trim Supplemental Unit #2314 SM COR#26			\$1,044.72	Additional Siding and Trim Repairs (PEST REPORT)
COR #98	Additional Siding and Trim Supplemental Unit #2322 SM COR#67			\$810.90	Additional Siding and Trim Repairs (EXPOSED BY PRESSURE WASHING)
COR #99	Additional Siding and Trim Supplemental COR#69 Unit #501 DB			\$3,285.35	Additional Siding and Trim
COR #100	Additional Siding and Trim Supplemental COR#71 Unit #505 DB			\$422.06	Additional Siding and Trim
COR #101	Fence Repairs Unit #501-#505			\$6,215.69	Additional Fence Repairs

COR #102	Additional Siding and Trim Supplemental COR#93 Unit #411 DB			\$904.82	Additional Siding and Trim
COR #103	Additional Siding and Trim Unit #813 DB			\$5,736.56	Additional Siding and Trim
COR #104	Additional Siding and Trim Unit #815 DB			\$5,780.04	Additional Siding and Trim
COR #105	Fence Repairs Unit #813 DB			\$1,832.26	Additional Fence Repairs
COR #106	Additional Siding and Trim Unit #701 DB			\$1,775.43	Additional Siding and Trim
COR #107	Additional Siding and Trim Unit #703 DB			\$3,806.71	Additional Siding and Trim
COR #108	Additional Siding and Trim Unit #705 DB			\$9,693.34	Additional Siding and Trim
COR #109	Additional Siding and Trim Unit #707 DB			\$6,474.95	Additional Siding and Trim
COR #110	Additional Siding and Trim Unit #709 DB			\$2,152.87	Additional Siding and Trim
COR #111	Fence Repairs Unit #701-709 DB			\$14,077.79	Additional Fence Repairs
COR #112	Additional Siding and Trim Unit #507 DB Supplemental to COR#82			\$268.41	Additional Siding and Trim
COR #113	Additional Siding and Trim Unit #509 DB Supplemental to COR#83			\$674.05	Additional Siding and Trim

COR #114	Additional Siding and Trim Unit #813 DB Supplemental to COR#103			\$2,881.16	Additional Siding and Trim
COR #115	Additional Siding and Trim Unit #815 DB Supplemental to COR#104			\$1,102.56	Additional Siding and Trim
COR #116	Additional Gutter and Downspout Repair #806 Dunbarton COR#116			\$168.00	Additional Gutter and Downspout Repairs
COR #117	Permit Fees			\$3,913.08	Permit Fees
COR #118	Additional Siding and Trim Unit #601 DB Supplemental to COR#74			\$2,125.53	Additional Siding and Trim
COR #119	Additional Siding and Trim Unit #507 DB Supplemental to COR#112			\$357.85	Additional Siding and Trim
COR #120	Additional Siding and Trim Unit #605 DB Supplemental to COR#76			\$713.97	Additional Siding and Trim
COR #121	Additional Siding and Trim Unit #609 DB Supplemental to COR#87			\$2,494.98	Additional Siding and Trim
COR #122	Additional Siding and Trim Unit #611 DB Supplemental to COR#88			\$1,115.47	Additional Siding and Trim
COR #123	Fence Repairs Unit #813 DB			\$647.83	Additional Fence Repairs

COR #124	Additional Siding and Trim Unit #611 DB Supplemental to COR#122			\$1,832.99	Additional Siding and Trim
COR #125	Additional Siding and Trim Unit #615 DB Supplemental to COR#90			\$1,274.35	Additional Siding and Trim
COR#126	Additional Siding and Trim Unit #711 DB			\$2,718.99	Additional Siding and Trim
COR#127	Additional Siding and Trim Unit #713 DB			\$4,771.46	Additional Siding and Trim
COR#128	Additional Siding and Trim Unit #715 DB			\$6,703.39	Additional Siding and Trim
COR#129	Additional Siding and Trim Unit #717 DB			\$3,404.26	Additional Siding and Trim
COR#130	Additional Siding and Trim Unit #719 DB			\$3,631.58	Additional Siding and Trim
COR #131	Fence Repairs Unit #711-719 DB			\$8,679.31	Additional Fence Repairs
COR #132	Fence Repairs Unit #607 DB			\$2,269.27	Additional Fence Repairs
COR #133	Additional Siding and Trim Unit #701 DB Supplemental to COR#106			\$947.42	Additional Siding and Trim
COR #134	Asbestos and Lead Testing Unit #705 DB Supplemental to COR#108			\$966.00	Asbestos and Lead Testing Drywall

COR #135	Additional Siding and Trim Unit #703 DB Supplemental to COR#107			\$268.41	Additional Siding and Trim
COR #136	Additional Siding and Trim Unit #705 DB Supplemental to COR#134			\$2,299.46	Additional Siding and Trim
COR #137	Additional Siding and Trim Unit #707 DB Supplemental to COR#109			\$747.97	Additional Siding and Trim
COR #138	Additional Siding and Trim Unit #709 DB Supplemental to COR#110			\$1,022.45	Additional Siding and Trim
COR#139	Additional Siding and Trim Unit #801 DB			\$4,608.03	Additional Siding and Trim
COR#140	Additional Siding and Trim Unit #803 DB			\$1,397.42	Additional Siding and Trim
COR#141	Additional Siding and Trim Unit #805 DB			\$5,812.39	Additional Siding and Trim
COR #142	Fence Repairs Unit #801 and #805 DB			\$13,563.48	Additional Fence Repairs
COR#143	Additional Siding and Trim Unit #709 DB Supplemental to COR#138			\$626.07	Additional Siding and Trim
COR #144	Additional Siding and Trim Unit #711 DB Supplemental to COR#126			\$1,023.70	Additional Siding and Trim

COR #145	Additional Siding and Trim Unit #713 DB Supplemental to COR#127			\$2,445.99	Additional Siding and Trim
COR #146	Additional Siding and Trim Unit #711 DB Supplemental to COR#144			\$553.62	Additional Siding and Trim
COR #147	Trellis Caps Unit #713 DB Supplemental to COR#145		\$766.80		Trellis Caps
COR#148	Additional Siding and Trim Unit #807 DB			\$3,013.08	Additional Siding and Trim
COR#149	Additional Siding and Trim Unit #809 DB			\$5,601.65	Additional Siding and Trim
COR#150	Additional Siding and Trim Unit #811 DB			\$4,111.76	Additional Siding and Trim
COR #151	Fence Repairs Unit #807 through #811 DB			\$5,194.90	Additional Fence Repairs
COR#152	Additional Siding and Trim Unit #817 DB			\$6,382.79	Additional Siding and Trim
COR #153	Fence Repairs Unit #817 DB			\$3,534.75	Additional Fence Repairs
COR#154	Additional Siding and Trim Unit #901 DB			\$5,672.62	Additional Siding and Trim
COR#155	Additional Siding and Trim Unit #903 DB			\$2,059.56	Additional Siding and Trim
COR#156	Additional Siding and Trim Unit #905 DB			\$3,547.40	Additional Siding and Trim

COR#157	Additional Siding and Trim Unit #907 DB			\$678.00	Additional Siding and Trim
COR #158	Fence Repairs Unit #901 and 905 DB			\$11,462.96	Additional Fence Repairs
COR #159	Additional Siding and Trim Unit #717 DB Supplemental to COR#129			\$1,115.88	Additional Siding and Trim
COR #160	Additional Siding and Trim Unit #719 DB Supplemental to COR#130			\$439.64	Additional Siding and Trim
COR #161	Additional Siding and Trim Unit #801 DB Supplemental to COR#139			\$1,051.74	Additional Siding and Trim
COR #162	Additional Siding and Trim Unit #803 DB Supplemental to COR#140			\$310.33	Additional Siding and Trim
COR #163	Additional Siding and Trim Unit #813 DB Supplemental to COR#114			\$354.99	Additional Siding and Trim
COR#164	Additional Siding and Trim Unit 1001 DB			\$7,363.55	Additional Siding and Trim
COR#165	Additional Siding and Trim Unit #1003 DB			\$4,690.53	Additional Siding and Trim
COR#166	Additional Siding and Trim Unit #1005 DB			\$9,686.01	Additional Siding and Trim
COR#167	Additional Siding and Trim Unit #1007 DB			\$5,369.12	Additional Siding and Trim

COR #168	Additional Siding and Trim Unit #809 DB Supplemental to COR#149			\$278.59	Additional Siding and Trim
COR #169	Additional Siding and Trim Unit #613 DB Supplemental to COR#89		\$919.42		See REVISION COR#169R
COR #169R REVISED	Additional Siding and Trim Unit #613 DB Supplemental to COR#89			\$1,197.82	Additional Siding and Trim
COR #170	Additional Siding and Trim Unit #901 DB Supplemental to COR#154			\$649.17	Additional Siding and Trim
COR #171	Additional Siding and Trim Unit #903 DB Supplemental to COR#155		\$1,025.65		See REVISION COR#171R
COR #171R REVISED	Additional Siding and Trim Unit #903 DB Supplemental to COR#155			\$1,415.01	Additional Siding and Trim
COR #172	Additional Siding and Trim Unit #1009 DB			\$3,963.43	Additional Siding and Trim
COR #173	Additional Siding and Trim Unit #1101 DB Supplemental to COR#149			\$2,026.05	Additional Siding and Trim
COR #174	Fence Repairs Unit #1001 DB			\$8,566.96	Additional Fence Repairs

COR #175	Additional Siding and Trim Unit #907 DB Supplemental to COR#157			\$356.65	Additional Siding and Trim
COR #176	Additional Siding and Trim Unit #1001 DB Supplemental to COR#164			\$1,266.10	Additional Siding and Trim
COR #177	Additional Siding and Trim Unit #1003 DB Supplemental to COR#165			\$1,106.09	Additional Siding and Trim
COR #178	Additional Siding and Trim Unit #1005 DB Supplemental to COR#166			\$842.29	Additional Siding and Trim
COR #179	Additional Siding and Trim Unit #1011 DB			\$8,331.44	Additional Siding and Trim
COR #180	Additional Siding and Trim Unit #1013 DB			\$2,616.51	Additional Siding and Trim
COR #181	Additional Siding and Trim Unit #1015 DB			\$5,436.21	Additional Siding and Trim
COR #182	Additional Siding and Trim Unit #1017 DB			\$4,801.31	Additional Siding and Trim
COR #183	Additional Siding and Trim Unit #1019 DB			\$8,071.65	Additional Siding and Trim
COR #184	Fence Repairs Unit #1017 AND 1019 DB			\$8,937.75	Additional Fence Repairs
COR #185	Fence Repairs Unit #1101 DB			\$4,851.17	Additional Fence Repairs
COR #186	Additional Siding and Trim Unit #1101 DB			\$2,955.08	Additional Siding and Trim

COR #187	Additional Siding and Trim Unit #905 DB Supplemental to COR#156			\$278.59	Additional Siding and Trim
COR #188	Additional Siding and Trim Unit #1013 DB Supplemental to COR#180			\$278.59	Additional Siding and Trim
COR #189	Additional Siding and Trim Unit #1011 DB Supplemental to COR#179			\$391.18	Additional Siding and Trim
COR #190	Permit Fees Round 3			\$3,398.69	Permit Fees
COR #191	Additional Siding and Trim Unit #1009 DB Supplemental to COR#172			\$391.75	Additional Siding and Trim
COR #192	Additional Siding and Trim Unit #1103 DB			\$4,053.91	Additional Siding and Trim
COR #193	Additional Siding and Trim Unit #1105 DB			\$553.62	Additional Siding and Trim
COR #194	Additional Siding and Trim Unit #1107 DB			\$2,780.08	Additional Siding and Trim
COR #195	Additional Siding and Trim Unit #1109 DB			\$6,063.15	Additional Siding and Trim
COR #196	Additional Siding and Trim Unit #1019 DB Supplemental to COR#183			\$2,899.34	Additional Siding and Trim

COR #197	Fence Repairs Unit #1107 DB			\$3,755.64	Additional Fence Repairs
COR #198	REMEDICATION INTERIOR DRYWALL Unit #1019 DB Supplemental to COR#196			\$2,955.38	REMEDICATION INTERIOR DRYWALL
COR #199	Additional Siding and Trim Unit #1015 DB Supplemental to COR#181			\$913.83	Additional Siding and Trim
COR #200	Additional Siding and Trim Unit #1017 DB Supplemental to COR#182			\$761.24	Additional Siding and Trim
COR #201	Additional Siding and Trim Unit #1019 DB Supplemental to COR#198			\$1,198.01	Additional Siding and Trim
COR #202	Additional Siding and Trim Unit #1111 DB			\$4,852.67	Additional Siding and Trim
COR #203	Additional Siding and Trim Unit #1113 DB			\$5,817.44	Additional Siding and Trim
COR #204	Additional Siding and Trim Unit #1431 Commons			\$2,680.64	Additional Siding and Trim
COR #205	Additional Siding and Trim Unit #1433 Commons			\$2,874.73	Additional Siding and Trim
COR #206	Fence Repairs Unit #1113 DB			\$6,604.23	Additional Fence Repairs
COR #207	Additional Siding and Trim Unit #1101 DB Supplemental to COR#186			\$1,304.24	Additional Siding and Trim

COR #208	Additional Siding and Trim Unit #1103 DB Supplemental to COR#192			\$2,374.86	Additional Siding and Trim
COR #209	Fence Repairs Unit #1101 and 1103 DB			\$3,686.65	Additional Fence Repairs
COR #210	Additional Siding and Trim Unit #1112 DB			\$1,900.63	Additional Siding and Trim
COR #211	Additional Siding and Trim Unit #1423 Commons			\$9,748.57	Additional Siding and Trim
COR #212	Additional Siding and Trim Unit #1425 Commons			\$4,921.56	Additional Siding and Trim
COR #213	Additional Siding and Trim Unit #1427 Commons			\$3,741.52	Additional Siding and Trim
COR #214	Fence Repairs Unit #1423 and 1427 Commons			\$11,342.84	Additional Fence Repairs
COR #215	Fence Repairs Unit #1009 DB			\$7,218.13	Additional Fence Repairs
COR #216	Additional Siding and Trim Unit #1105 DB Supplemental to COR#193			\$422.06	Additional Siding and Trim
COR #217	Additional Siding and Trim Unit #1107 DB Supplemental to COR#194			\$589.29	Additional Siding and Trim
COR #218	Fence Repairs Unit #1105 DB			\$1,790.44	Additional Fence Repairs

COR #219	Additional Siding and Trim Unit #1431 Commons Supplemental to COR#204			\$1,055.13	Additional Siding and Trim
COR #220	Additional Siding and Trim Unit #1433 Commons Supplemental to COR#205			\$834.48	Additional Siding and Trim
COR #221	Additional Siding and Trim Unit #1108 Dunbarton			\$7,338.62	Additional Siding and Trim
COR #222	Additional Siding and Trim Unit #1106 Dunbarton			\$4,409.00	Additional Siding and Trim
COR #223	Additional Siding and Trim Unit #1417 Commons			\$5,520.91	Additional Siding and Trim
COR #224	Additional Siding and Trim Unit #1110 Dunbarton			\$7,631.01	Additional Siding and Trim
COR #225	Fence Repairs Unit #1106-1110 DB			\$11,981.14	Additional Fence Repairs
COR #226	Additional Siding and Trim Unit #1425 Commons Supplemental to COR#212			\$591.30	Additional Siding and Trim
COR #227	Additional Siding and Trim Unit #1427 Commons Supplemental to COR#213			\$598.29	Additional Siding and Trim

COR #228	Additional Siding and Trim Unit #1012 Dunbarton			\$10,886.15	Additional Siding and Trim
COR #229	Additional Siding and Trim Unit #1014 Dunbarton			\$7,476.33	Additional Siding and Trim
COR #230	Additional Siding and Trim Unit #1016 Dunbarton			\$10,583.93	Additional Siding and Trim
COR #231	Additional Siding and Trim Unit #1018 Dunbarton			\$6,874.27	Additional Siding and Trim
COR #232	Additional Siding and Trim Unit #1020 Dunbarton			\$10,145.23	Additional Siding and Trim
COR #233	Additional Siding and Trim Unit #1100 Dunbarton			\$7,346.06	Additional Siding and Trim
COR #234	Additional Siding and Trim Unit #1102 Dunbarton			\$10,998.14	Additional Siding and Trim
COR #235	Additional Siding and Trim Unit #1104 Dunbarton			\$7,816.33	Additional Siding and Trim
COR #236	Fence Repairs Unit #1100-1104 DB			\$15,821.36	Additional Fence Repairs
COR #237	Additional Siding and Trim Unit #1108 Supplemental to COR#221			\$754.89	Additional Siding and Trim

COR #238	Additional Siding and Trim Unit #1110 Supplemental to COR#224		\$1,173.63		Additional Siding and Trim
COR #239	Additional Siding and Trim Unit #1000 Dunbarton			\$10,792.91	Additional Siding and Trim
COR #240	Additional Siding and Trim Unit #1002 Dunbarton			\$6,134.75	Additional Siding and Trim
COR #241	Additional Siding and Trim Unit #1004 Dunbarton			\$6,679.67	Additional Siding and Trim
COR #242	Additional Siding and Trim Unit #1006 Dunbarton			\$8,098.77	Additional Siding and Trim
COR #243	Fence Repairs Unit #1002-1000 DB			\$12,286.15	Additional Fence Repairs
COR #244	Additional Siding and Trim Unit #1110 Supplemental to COR#238			\$310.23	Additional Siding and Trim
COR #245	Permit Fees Round 4			\$2,017.18	Permit Fees
TOTALS		\$0.00	\$19,883.71	\$823,501.23	
TOTAL ORIGINAL CONTRACT AMOUNT				\$822,857.00	
TOTAL ADJUSTED CONTRACT AMOUNT				\$1,646,358.23	

November 2023_Work Order Report.pdf



Work Orders Nepenthe Association

WO#: 1181370	Status: Open	Progress Code: Request Sent
Unit/Common Area: 2280 Swarthmore Dr		Category: Handyman
Date Created: 11/30/2023	Date Completed:	Vendor: ELITE Service Experts
Schedule Completion Date:		
Assigned To:	Phone:	Fax:
Description: Mike There is a loose slat on the back fence by the gate. you can call Please check her gate also		
WO#: 1181295	Status: Open	Progress Code: Request Sent
Unit/Common Area: 100 Elmhurst Cir		Category: Lighting
Date Created: 11/30/2023	Date Completed:	Vendor: RIVER CITY ELECTRIC
Schedule Completion Date:		
Assigned To:	Phone:	Fax:
Description: Rivercity The lights are out starting 100 Elmhurst to 108 Elmhurst, also from 1005 to 1025 Swarthmore. The alleyway is dark. thanks		
WO#: 1181277	Status: Open	Progress Code: Request Sent
Unit/Common Area: 18 Adelphi Ct		Category: Roof Leak
Date Created: 11/30/2023	Date Completed:	Vendor: ADVANCED ROOF DESIGN INC
Schedule Completion Date:		
Assigned To:	Phone:	Fax:
Description: Advanced Roof Design The roof over the garage has a leak and according to our handyman it needs "new flashing" please refer to photo and fix or replace accordingly. Thank you		
WO#: 1181276	Status: Open	Progress Code: Request Sent
Unit/Common Area: 8 Colby Ct		Category: Roof Leak
Date Created: 11/30/2023	Date Completed:	Vendor: ADVANCED ROOF DESIGN INC
Schedule Completion Date:		
Assigned To:	Phone:	Fax:
Description: Advanced Roof Design The roof on 8 Colby court has been leaking into the garage. It is showing on the conjoining wall with the bedroom, and it is only visible from the garage, not bedroom. Looking at the photo, the gable vent is bent. Please fix or replace as needed. Please and thank you		



Work Orders
Nepenthe Association



Work Orders Nepenthe Association

WO#: 1180845	Status: Open	Progress Code: Request Sent
Unit/Common Area: 618 Elmhurst Cir		Category: Siding
Date Created: 11/28/2023	Date Completed:	Vendor: Critical Path Reconstruction Inc
Schedule Completion Date:		
Assigned To:	Phone:	Fax:
Description: CPR this piece of siding was very dry rotted and there were rodents in there. Please remove and replace with new siding thanks		
WO#: 1180843	Status: Open	Progress Code: Request Sent
Unit/Common Area: 612 Elmhurst Cir		Category: Roof Leak
Date Created: 11/28/2023	Date Completed:	Vendor: ADVANCED ROOF DESIGN INC
Schedule Completion Date:		
Assigned To:	Phone:	Fax:
Description: Advance Roof Please inspect and repair the front part of the roof by the window. thanks		
WO#: 1180272	Status: Open	Progress Code: Request Sent
Unit/Common Area: 1051 Commons Dr		Category: Tree Maintenance
Date Created: 11/22/2023	Date Completed:	Vendor: *FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:		
Assigned To:	Phone:	Fax:
Description: Grove Please see the tree by 1051 Commons garage, per Oscar this is in danger. Per Oscar either to remove the branch or the tree. Thanks		
WO#: 1179533	Status: Open	Progress Code: Request Sent
Unit/Common Area: 1437 University Ave		Category: Irrigation
Date Created: 11/17/2023	Date Completed:	Vendor: *FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:		
Assigned To:	Phone:	Fax:
Description: Carson Landscape Homeowner Says: "Spray Head - Lawn Irrigation inoperable. Located at the end of the grass strip down the alley. Location is obvious as the grass is completely dead within the spray zone. Please repair before fall seeding." I have attached their service request. Thank you.		



Work Orders Nepenthe Association

WO#: 1179342	Status: Open	Progress Code: Request Sent
Unit/Common Area: 609 Dunbarton Cir		Category: Landscape
Date Created: 11/16/2023	Date Completed:	Vendor: *FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:		
Assigned To:	Phone:	Fax:
Description: Carson Per Zone 3 Walk please plant the appropriate shrub in bare spot at the front entrance. thanks		
WO#: 1179250	Status: Open	Progress Code: Request Sent
Unit/Common Area: 404 Elmhurst Cir		Category: Roof
Date Created: 11/15/2023	Date Completed:	Vendor: ADVANCED ROOF DESIGN INC
Schedule Completion Date:		
Assigned To:	Phone:	Fax:
Description: Advanced Roof Design The roof leak at 404 Elmhurst has gotten bigger from 2019. There was a work order in December 2019, and I have attached the invoice from 2019. Both of the leaks are in the same location but have expanded in size. We clarified that she is talking about the actual roof, not the 2nd story leaking down into the 1st The homeowner's daughter said the leak is on the roof on the left-hand side facing the garage. Please contact [redacted] regarding the repair. Thank you.		
WO#: 1179235	Status: Open	Progress Code: Request Sent
Unit/Common Area: 12 Colby Ct		Category: Gutter
Date Created: 11/15/2023	Date Completed:	Vendor: ADVANCED ROOF DESIGN INC
Schedule Completion Date:		
Assigned To:	Phone:	Fax:
Description: Advanced Roof At 12 Colby (2-story unit) the back patio gutter (off the garage) appears to be sagging and the water is not draining to the downspout. Please replace. Thank you. Call Owner at [redacted]		
WO#: 1178843	Status: Open	Progress Code: Request Sent
Unit/Common Area: 714 Elmhurst Cir		Category: Landscaping
Date Created: 11/14/2023	Date Completed:	Vendor: *FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:		
Assigned To:	Phone:	Fax:

Report Date : 12/01/2023

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Work Orders Nepenthe Association

Description: Carson Please plant appropriate shrubs, perhaps ferns int he area next to the garage			
WO#: 1178824	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1155 Vanderbilt Way		Category:	Landscape
Date Created: 11/14/2023	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Assigned To:		Phone:	Fax:
Description: Carson Prune down the shrubs along driveway and tree between 1555 and 1161 so the homeowner has better visibility when backing out of her garage .			
WO#: 1178760	Status: Open	Progress Code:	Received
Unit/Common Area: 601 Elmhurst Cir		Category:	Landscape
Date Created: 11/13/2023	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Assigned To:		Phone:	Fax:
Description: Carson please plant appropriate shrub to the left of her front gate.			
WO#: 1178264	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 700 Elmhurst Cir		Category:	Landscape
Date Created: 11/10/2023	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Assigned To:		Phone:	Fax:
Description: Carson Please remove dead plant in front of fence at 700 Elmhurst. thanks			
WO#: 1178164	Status: Open	Progress Code:	Received
Unit/Common Area: 1111 Dunbarton Cir		Category:	Landscape
Date Created: 11/09/2023	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Assigned To:		Phone:	Fax:
Description: Carson Please a plant a plant in the bare spot at her front gate. Thanks			

Report Date : 12/01/2023

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Work Orders Nepenthe Association

WO#: 1177458	Status: Open	Progress Code: Request Sent
Unit/Common Area: 1213 Vanderbilt Way		Category: Roof
Date Created: 11/06/2023	Date Completed:	Vendor: ADVANCED ROOF DESIGN INC
Schedule Completion Date:		
Assigned To:	Phone:	Fax:
Description: Advanced Roof Design There is a leak over the garage of 1213 Vanderbilt. Please inspect and assess the leak and make the necessary repairs. Thank you,		
WO#: 1177427	Status: Open	Progress Code: Received
Unit/Common Area: Parking - Alley Ways & Drive Ways		Category: Handyman
Date Created: 11/06/2023	Date Completed:	Vendor: ELITE Service Experts
Schedule Completion Date:		
Assigned To:	Phone:	Fax:
Description: Mike Near 720 Dunbarton, there was an alleyway sign knocked down. Please post back up. And the projection screen needs to be hanged up. Do this as T/M/ Thank you		
WO#: 1176846	Status: Open	Progress Code: Request Sent
Unit/Common Area: Landscape		Category: Landscaping
Date Created: 11/02/2023	Date Completed:	Vendor: *FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:		
Assigned To:	Phone:	Fax:
Description: Carson The Board has approved the landscaping and irrigation remediation for 20 locations NTE \$200,560.00, also Carson Landscape agrees to provide time and materials not to exceed Budget without customer approval. Zone-1 1129 Commons Zone-2 2257-Swarthmore 2283-Swarthmore 2285-Swarthmore 2287-Swarthmore 1318 Commons Zone-3 1009-Dunbarton Zone-4 1012 Dunbarton 1405-Dunbarton Zone -5 1071-Vanderbilt 1077-Vanderbilt 1083-Vanderbilt 1149-Vanderbilt 1215-Vanderbilt 1217-Vanderbilt 1227-Vanderbilt 1229-Vanderbilt 219-Elmhurst 505-Elmhurst Zone 7 1605 University Shrub Removal--17 Days shrub removal throughout all Zones Remediation for irrigation and grade repairs only		



Work Orders Nepenthe Association

WO#: 1176840	Status: Open	Progress Code:	Request Sent
Unit/Common Area: Zone 7 Landscape		Category:	Tree Maintenance
Date Created: 11/02/2023	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Assigned To:	Phone:	Fax:	
Description:	Grove The Board has approved the proposal for the tree work on 11-1-2023 NTE \$30,680.00 which includes pruning levels A,B and C as represented for the recommended tree work in Zone 7 Thanks		
WO#: 1176638	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 114 Dunbarton Cir		Category:	Tree Maintenance
Date Created: 11/01/2023	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Assigned To:	Phone:	Fax:	
Description:	Grove Tree on the right side of the garage has huge branches that needs to be evaluated and trim is necessary. Branches are rt side of the garage. thanks		

Finance Committee Minutes_November 2023.pdf

Minutes – Finance Committee Meeting

November 27, 2023, 4:30 pm

Present at last meeting: Will Vizzard (m), Tara Zimmerman Foust (m), Don Landsittel (m), Nina White (m), Susan Timmer (m), Dusty Favichia (Manager), Bill Henle (Board liaison);
Observers: Cheryl Nelson, Carol Duke.

- 1) Approval of October minutes – Approved via email. Link to Zoom recording of meeting: <https://nepenthehoa.com/finance-committee/>
- 2) Homeowner comments/questions
- 3) Updates from Management/ Board
 - a. Siding and painting- Per Mr. Henle, the first phase of the siding project is not expected to be finished until May, which will further delay the start of Phases 2 and 3. Costs continue to overrun expectations. The Board has asked Paul Reeves, the project manager to give them an update at the January Board meeting. Discussion about the longevity of the siding material ensued and the importance for its durability of staying regular with the paint cycle.
 - b. Landscape- Mr. Henle stated that the Board made provision for tree care, landscape remediation and renovation in the reserve for next year and that he thought it was important to be cautious about recommending reductions in landscape costs. Discussion ensued about the value to the Board of using the Grounds committee's triage system for determining whether certain work needed to be done or could be deferred. Further discussion emerged around strategies for dealing with the uncertainty of budgetary effects of the AB1572 on our ability to use potable water for watering turf and our need to coordinate with the Grounds committee to research feasible options for the HOA.
 - c. Flood insurance- According to Mr. Henle, the Board will make a determination about the value of flood insurance for the HOA in 2024.
- 4) Reserve study: questions, issues for next year (running list)
 - a. Siding-
 - i. What is the impact on the reserve study of using a product with a higher anticipated useful life than T1-11?
 - ii. Extending siding cycle from 6year to 12 years
 - b. Painting-
 - i. Make sure that paint cycle syncs with the siding cycle.
 - ii. Determine whether there is value in Including a mid-cycle touch up
 - iii. What is lifespan of the current painting product
 - c. Tennis courts-
 - i. Resealing costs
 - ii. Elmhurst courts
 - d. Landscape-
 - i. Turf irrigation changes per AB1572

- 5) Old business:
 - a. Investments- Certain reserve funds had failed to be reinvested due to a clerical error. The loss in revenue due to this error (approximately \$22,000) will be reimbursed by First Service.

- 6) New business:
 - a. Scheduling a seminar on financials in the new year- Mr. Vizzard suggested that it would be useful to hold a budget forum/finance seminar, possibly in January. He thought that it would be useful to explain the HOA's finances, where the expenses are, and what the reserve fund is. He also thought people might appreciate understanding what the "percent funded" metric meant. Ms. Foust agreed to facilitate the seminar. She will send a copy of her slide deck to committee members for comments/suggestions.
 - b. Tennis courts- Ms. White asked whether the tennis courts on Elmhurst could be used for giving lessons, resulting in some small revenue for the HOA.
 - c. October financials- No questions
 - d. Reserve tracker- Ms. White noted that leaf pickup was not included in the pending column for landscape and that she wondered that some tree work was not included in pending.

- 7) Homeowner questions/comments

- 8) Next meeting- January 22, 2024 (No December meeting)

Outreach Committee Minutes_November 2023.pdf

Nepenthe Outreach Committee Meeting Minutes
November 8, 2023
4:00PM
Nepenthe Clubhouse

Present:

Marcy Best, Chair

Gerry Gelfand

Ann Bennett

Marie-Louise Nelson Graves

Nancy Arndorfer

Theresa McCrackin

Bonnie Jacobsen

Carol Duke

Hallie Henle

Bonnie Jacobson

Cheryl Nelson, Board Liaison

Joan Barrett, Secretary

Not Present:

Joyce Earl

Jan Beale

Pat Furukawa

Visitor

Karen Lowrey

The meeting was called to order at 4:00pm by chairperson, **Marcy Best.**

The minutes from the October 11, 2023 meeting were accepted unanimously as written,

Old Business

New Residents

Hallie said that there is 1 new resident this past month, they will receive a packet.

Treasurer's Report

Marcy shared that there is a form to receive reimbursement for committee expenses and distributed the forms.

The Halloween event generated \$400.00 in ticket sales

The hayride cost was \$600.00

The sponsors contributed \$400.00 to the event.

The funds in excess before reimbursements is \$180.00

There was a discussion about the timing and amount of the committee's commitment to funding the maintenance at the Campus Commons Playground. **Hallie** suggested that we get the Holiday Party expenses dealt with to see how much money is left to contribute. **Theresa** said that if we donate once a year it will be easier to track. **Ann** suggested that we do that in the spring as that when the playground will be needing maintenance.

Halloween

Marcy reported that the event was a success with more children in attendance this year, although there is not a precise count, there were 400 candy bags filled and distributed through the Trunk or Treat event.

Nancy contacted her fellow resident realtors and Markus Dascher, Barbara Frago, Roger & Scott Hackney and herself each contributed \$100.00 toward the hayride expense.

Afterthoughts included **Hallie's** suggestion that the hours of the Halloween event in the future should be the same as the hayride hours even though the hayride operators were very accommodating to late arriving families.

Gerry thought that there should be a budget in place for more seamless events.

New Business

Line Dancing 111023

Marcy said that the furniture should be moved at 4:30PM on Friday, the 10th, for the line dancing instruction at 5:00PM, followed by a Happy Hour in place.

Holiday Party 120923

Theresa volunteered to be the Chair for the event, keep track of progress and generate a final report.

Marcy asked for volunteers for a Food Committee for the party and **Gerry** will chair the committee along with **Carol** and **Ann**.

Hallie volunteered to be in charge of the bar.

Theresa will change the time on the master calendar from 6:00-9:00PM to 6:00-8:00PM.

Joan noted that she will not be present for the Holiday Party and unable to procure the high top tables and return them this year.

RSVPs for the event are an alternative to tickets to determine how many to anticipate at the cost-free party for attendees. **Marcy** wants to impose a donation of food items as the entry fee.

Bonnie will contact Inga about conducting a caroling session during the party.

Hallie will again gather ideas for ice-breaker games for the evening.

Karen Lowrey noted that First Service Residential can be approached regarding a donation of liquor and/or something else as they have been amenable to this in the past. **Marcy** will ask for a donation.

NY NYE 123123

It was decided that the New York New Years Eve party would be very casual and another BYOB.

Meeting adjourned at 5:10PM

Respectfully submitted,

Joan Barrett

Secretary

Information to the Board

The Outreach Committee has no information for the Board at this time.

Request for Board Action

There is no request for Board action at this time.

Next Outreach Committee Meeting will be Wednesday, December 13th, 2023 at 4:00PM - Nepenthe Clubhouse.

Architectural Review Committee Minutes_November 20.pdf

NEPENTHE ARCHITECTURAL REVIEW COMMITTEE MINUTES
November, 2023

The November 9, 2023, Thursday, 5:30 pm meeting was cancelled, and this month's business was conducted by email.

Members participating: Alan Watters, chairperson; Allen Davenport; Ken Luttrell; Paul Serafimidis.

Members absent: Lee Blachowicz (leave of absence).

Also present: Markus Dascher, Board Liaison.

A. Introductions.

B.1. Homeowner requests not voted on:

1. **1449 University Avenue** – Two solar tubes are being requested by the homeowners. The committee asked for more detailed information.

B.2. Homeowner Requests Recommended to be Approved: (With conditions if so noted.) (All votes unanimous unless otherwise noted).

1. **1041 Commons Drive** – A video security camera has been requested for this 1625 model. A Ring Spotlight Cam Plus is requested to be installed on the garage, just to the left of the garage door and up high, almost right under the gutter, with a hard-wired electrical connection. The homeowners have a particular need for monitoring this area, a situation they discussed with our General Manager. The camera has an infrared option for night viewing; it does not have a spotlight. The angle of view of the camera will be pointed to the alley just adjacent to the garage door, covering the area where garbage cans are set out. The camera is motion activated, so will record only when motion is detected within its field of view, and the recordings will be deleted daily. The homeowners are to be informed that it will be their responsibility to remove the camera when and if siding maintenance calls for replacing the siding or wooden trim the camera is mounted on. Similarly, the homeowners are requested to paint the plastic camera housing to match the color of the paint on the exterior of the home. Voting was conducted by email on November 14, with all four active members voting yes. In addition, on November 17, the homeowners filed the Emergency Approval for Security Cameras document, and the General Manager signed it, which gave them permission to meet their urgent need. **Approval Recommended with Conditions: homeowners' responsibility for removal for maintenance and painting of the housing, as noted above.**

B.2.A. Homeowner Requests Approved via Emergency Approvals: none.

B.2.B. Homeowner Requests Not Recommended for Approval:

2. **712 Dunbarton Circle** – HVAC replacement was requested for this 4400 model. Installation of a new HVAC system, consisting of a gas furnace and air conditioner,

occurred on November 14 and 15, 2023. The contractor was RJA Heating & Air Conditioning. An application was submitted on November 14, 2023. This home has a gas furnace in the attic which receives gas from a pipe mounted on top of the siding on the east side of the house. This home received a gas meter and obtained approval for it in 2000. Hence, this gas piping may have been in place as long as 20 years or more. However, a gas pipe mounted on the exterior is not allowed under the current architectural rules for installation. Thus, the three committee members responding voted against approving this type of installation. **Denial Recommended.**

C. Old Business:

1. **Updating the ARC “Rules” and associated forms:** Waiting for editing of rules returned from attorney.

D. New Business: None.

E. Estoppel Inspections: Alan has performed several.

F. Notices of Completion: Alan signed several.

Respectfully submitted, Alan Watters, A.R.C. chair

Bill White_Correspondence Rcvd 11.09.23.pdf

Nepenthe Board of Directors

I am writing to summarize the experience our alley owners have had while trying to obtain approval for a larger tree to replace the one lost in the January storms. I will summarize the experience.

Most recently I Attended the October grounds committee meeting. I had been told that our issue would be on the agenda, but when I arrived, I learned that it had been removed. I spoke anyway. I realized that in the past it may have appeared that I was the only owner concerned with the tree. I handed out a petition that was signed by the alley owners as well as nearby owners indicating support for the larger tree. After I spoke Christinea and Cheryl made it clear that the Board had issued a final denial on the owner's request.

With that being said I wish to answer the question that has been asked of me by numerous owners since this issue began.

That question is, why is it that the Vanderbilt owners had their request approved and the Elmhurst owners have come up short?

As I think you are aware there is a very simple answer to this question...TIMING.

The Vanderbilt owners did not wait to go to a Board meeting, instead they rounded up Board members and pleaded their case. The Board members recognized the issue and approved a massive redo of the landscape design.

The Elmhurst issue did wait for a Board meeting, in fact 3 meetings and a couple of ground committee meetings but the owners request was repeatedly denied.

At a recent Board meeting both myself and the grounds chairman made a case for the larger tree but again it was denied.

The denial this time was a bit strange as it appeared to indicate that the Vanderbilt approval was a mistake, since it would not comply with "community rules and regulations", at least as stated in the final denial. Let me refresh your memory and you can see for yourself:

"The Board was elected to make decisions in the best interests of the community. While Board members understand that not all the homeowners will agree with decisions, the decisions made are in compliance with the community rules and regulations so that all homeowners are treated equally."

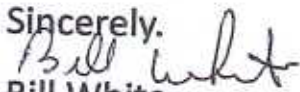
Being treated equally was all we were asking for, as being treated the same as the Vanderbilt owners...

So, what does timing have to do with all this; simple when the Vanderbilt owners rounded up the Board member one member was missing, that member was Christina George who was not able to participate in the decision process as she was on vacation.

When the Elmhurst issue came to the Board each time Christenia was present and able to participate in the decision process.

There may be other issues such as the Elmhurst tree is a good tree, and we should be happy with it but that could also be said of the original Vanderbilt landscape. So it would appear that the only variable in the decision making process was the presence or absence of one Board member.

Sincerely,


Bill White

14 Adelphi_Correspondence 11.29.23.pdf

Dusty Favichia

Subject: FW: Formal request Nepenthe HOA Board re Landscaping Completion

To: Board of Directors, Nepenthe HOA

From: Paula Connors, 14 Adelphi Court

Re: Formal Request for completion of landscape remediation on east side of Pickleball/Tennis Courts, Commons Drive

At the direction of a phone call received from Jay, on Monday Nov 27, I am making a **formal request to to the Board for completion of additional landscaping along the eastern side of the Pickleball/Tennis courts where the trees were removed earlier this year. My neighbors and I have been consistent in pointing out that the planting of small bushes stops well before the pickleball and tennis courts and that the rock border along the balance of the courts cannot be considered landscaping remediation**

This is the **second formal request to the Board to extend the remediation plantings.**

- The first request was made at the **September 6 Board meeting**. The Board at that time, did not address the request and in informal conversations with Markus Dascher and other Board members afterward, I was informed that I should make the request to the Grounds Committee.
- The October Board Open Meeting packet contained the formal Board response to the request made at the September Board meeting but **did not address the specific request made to extend the planting remediation.**
- At the direction of Markus Dascher, my neighbor and I attended the Grounds Committee meeting on **September 21, 2023**. At that meeting, the request for extending the planting was made but the Grounds Committee did not take up the matter. After the meeting two Grounds Committee members informed us that after we left the meeting, the Committee consensus was to “look into” and consider the request at a subsequent meeting.
- There was no mention of the matter in the October Grounds Committee minutes.
- After two months of inaction, I attended the **November 16 Grounds Committee** and asked for an update to the request. There was **no recollection by the Committee of my previous request** or any previous committee discussion. Christina Gregory, not a member of the committee, replied that she “would look into it and get back to me.” I asked for clarification of the meaning of that statement but did not receive a clear, detailed answer.
- Again, after no response, I was planning to follow up formally with the Grounds Committee at its upcoming December meeting but on **Monday, November 28** was informed by phone message from Jay from the HOA office that **“they** told me to notify you that any requests should be made out to the attention of the board...” I am still unsure of who “they” is referring to.

As you can see, my neighbors and I are thoroughly confused and frustrated as to the correct procedure to follow, as Board members say “go to the Grounds Committee” and the Grounds Committee or some representative thereof says “go to the Board.”

My neighbors and I would appreciate expedited Board consideration and approval in an open meeting. We are happy to work in **any** capacity with whoever can assist us with resolving this issue, as we have ben lead to believe that this request would be approved.

Thank you.

12 Adelphi_Correspondence 11.30.23.pdf

Date: November 30, 2023

To: Nepenthe Board of Directors

From: Dr. Amy Mickel, Homeowner, 12 Adelphi Court

Re: Plantings along east side of tennis/pickleball courts

REQUEST:

- To extend plantings along the entire eastern fence line of the tennis/pickleball courts adjacent to clubhouse. Please complete this work by December 31, 2023.

CONCERNS:

I feel dismissed and disrespected by the very community of which I had boasted being a proud 19-year member (see letter dated June 27, 2023). The Board does not directly respond to my questions posed in written correspondence. There are many assumptions that can be drawn from the Board's lack of responses ranging from lack of interest to violating California Civil Code 4935(a). I am also disappointed that the Grounds Committee has not followed up with me after my participation in its September meeting.

If the Board chooses to not to fulfill this request by this date, I respectfully request they provide thorough responses to my questions.

QUESTIONS:

Three outstanding questions from August 31, 2023 correspondence remain:

- 1) *What is the plan for plantings along the rest of the fence line?*
- 2) *Why did the Board approve the removal of trees in an Executive Session and not discuss the report at the May 3, 2023 Open Session?*
- 3) *Which professional experts did the Ad Hoc Committee consult with to justify its recommendation to overturn the previous Board's decision?*

In addition to these outstanding questions, a new question has emerged:

- 4) *Why were the trees/shrubs removed prior to the Board announcing "the approval of tree removal" on June 7, 2023?*

RESPONSES TO SEPTEMBER 2023 OPEN MEETING COMMENTS

Homeowner Comment Session 1

1. **Paula Connors:** Speaking in support of the Mickel letter (included in the packet) regarding the clubhouse tennis court landscaping. Would like information on the remediation plan for the area along the pickleball court. Is there a plan to place a windscreen along the tennis court? When was the decision made to remove the trees? She believes the ad hoc committee used dated information in making their proposal and the Board bypassed the Grounds committee. What is the mechanism for homeowners to give information to the Board? It seems the tennis court decision by-passed the Grounds Committee. She likes the Responses currently included in the Board packet but it is frustrating to wait a month for that information.

Board response:

A windscreen for the tennis court is on order and will be installed when it arrives. 2022 the Grounds Committee recommended removal of the juniper trees along the clubhouse tennis courts as part of a larger proposal for work in the area that included landscaping and irrigation improvements beyond the immediate tennis court area. The Board did not approve the proposal, instead requesting the proposal be broken into individual segments. Our Reserve Study projected sports court maintenance work was due in 2023 and an Ad Hoc Sports Court committee was appointed in April 2023 at the open meeting to determine and recommend work that would be needed. The charge to the committee was "To advise the Board in its duty to maintain the amenities of the Association". That committee consulted with tennis court maintenance professionals on the condition and maintenance of the 3 Nephenthe court areas. Their report, published in the May 2023 Open meeting packet, also recommended removal of the trees. As the Grounds Committee had already recommended that action, the Board approved removal of the trees. This approval was announced at the June 7, 2023 meeting.

2. **Laraine Silberstein:** Believes there is dry rot on her unit and that the siding inspection has skipped over her house.

Board response:

The Board contacted Paul Reeves, the siding project manager for information. The Silberstein unit will be inspected during an upcoming of the siding project. The homeowner was advised of this information via telephone from the General Manager.

3. **Ricardo Pineda:** Compliments the siding and paint companies for their coordinated and professional work. There is a cedar tree at the end of his alley scheduled to be removed. He would like to be included in the discussion as to what to do once that occurs.

Board response:

The Board will advise CPR of the positive feedback. After trees are removed the Grounds Committee zone stewards, during their scheduled zone walks, will be

Date: August 31, 2023

To: Nepenthe Board of Directors

From: Dr. Amy Mickel, Homeowner, 12 Adelphi Court

Re: Follow-up: Removal of juniper trees/shrubs along east side of tennis/pickleball courts

Again, I would like to express my gratitude for your commitment to serving the Nepenthe HOA Community. The purpose of this correspondence is to follow-up on questions posed to the Board.

In a letter dated June 27, 2023, three homeowners (Amy Mickel, Paula Conner, and Nancy Martin-Wilton raised three questions (see attached). These questions were also verbally posed to the Board members in the July 2023 Open Session meeting. Response to these questions were included in the August 2023 Open Session packet (see attached). The Board's responses have initiated a number of follow-up questions for each of the original questions.

Original Question 1: What is the Board planning to do along the fence?

Board's written response: *"This month, the Board will be reviewing/voting on a second proposal for further remediation in this area. Additionally, wind screens have been ordered and will be placed along the court fence."*

When I asked the office for the plan, I was shown a work order which included putting down rocks and planting 10 Nandina shrubs. This work has been completed, and the shrubs are planted along a small portion of the fence at the southeast corner. A windscreen has been put up along the pickleball courts. These efforts are much appreciated. When asked about the next phase of the plan, the office staff did not know of any additional plans.

Follow-up questions:

- *What is the plan for plantings along the rest of the fence line?*
- *When will the windscreen along the remaining portion of the fence line (next to tennis courts) be installed?*

Original Question 2: Which meeting did the current Board overturn the previous Board's decision?

Board's written response: *"Based upon that report [Ad Hoc Sports Courts Committee], at the May 3, 2023 Executive meeting the Board approved the removal of the trees."*

Follow-up question:

- ***Why did the Board approve the removal of trees in an Executive Session and not discuss the report at the May 3, 2023 Open Session?***

The Board's proposed resolution at the April 2023 session meeting was:

"The Directors appoint Christina George, Susan Timmer and Peter Klein to serve as the ad hoc committee. Report to be reviewed at the next Open Session on May 3, 2023" (see attached).

Moreover, California Civil Code 4935(a) states that only the following items should be addressed in Executive Sessions:

- Litigation
- Matters relating to formation of contract with third parties
- Member Discipline
- Personnel matters

Observation: There were two decisions to be made. The first decision should have been discussed in Open Session (i.e., should the trees and shrubs be removed?). After discussion in an Open Session, if the Board's decision was "yes, remove the trees" then the next decision could/should be made in Executive Session (i.e., with whom should we contract to remove the trees/shrubs, etc.?).

Original Question 3: What additional information was acquired beyond the basic limited visual inspections to justify overturning the previous Board's decision?

Board's written response: *"In April 2023, as the Browning planning documents projected multiple projects for the 3 tennis court locations, the Board appointed an ad hoc committee to review the sports courts and make recommendations as to the condition and advice on how to proceed. That report was presented to the Board at the May Executive meeting. That report confirmed the 2022 recommendation and specified the damage being caused to the courts by the trees. Based upon that report, at the May 3, 2023 Executive meeting the Board approved the removal of the trees."*

Question rephrased:

- ***Which professional experts did the Ad Hoc Committee consult with to justify its recommendation to overturn the previous Board's decision?***

The supporting documentation provided in the Ad Hoc Sports Court Committee Report is DuBois' 2022 recommendation which was based on his limited visual inspection.

I look forward to working with you and the Grounds Committee to find a resolution by planting visually-pleasing plants to grow as hedges along the eastern side of the chain link fence. Hedges would serve as both a visual and noise barrier.

Contact information: Amy Mickel, 916-213-9987, amy.mickel@sbcglobal.net

Date: June 27, 2023

To: Nepenthe Board of Directors

From: Dr. Amy Mickel, Homeowner, 12 Adelphi Court
Ms. Paula Connors, Homeowner, 14 Adelphi Court
Mrs. Nancy Martin-Wilton, Homeowner, 2315 Swarthmore Drive

Re: Removal of juniper trees/shrubs along east side of tennis/pickleball courts

We first would like to express our gratitude for your service to the Nepenthe HOA community. We have been proud members of this community for 19, 3, and 50 years, and we appreciate all you do. We are writing to express our concerns about the removal of the juniper trees in front of our units and to request the Board take immediate action to resolve these concerns.

COLLECTIVE PROPERTY CONCERNS:

Reduced property value – the removal of the trees has diminished the value of our properties. In addition to reduced sense of privacy and increased noise level, the aesthetics are unsightly. Tree limbs remain in the fencing, and we are staring at dirt patches and a chain link fence. There is nothing visually pleasing about our “new” view.

Decreased visual privacy – visual privacy from the courts and pool into our units no longer exists. The trees served as a visual barrier, and their removal has completely exposed us and our units. In addition, a number of the sports enthusiasts using the courts have commented feeling exposed to pedestrians and observers.

12 ADELPHI COURT PROPERTY CONCERNS:

Increased noise level – the noise level has dramatically increased since the removal of the trees/shrubs. The sounds from the courts and pool (i.e., people yelling, pinging of balls) are disrupting Dr. Mickel’s sleep and her ability to concentrate in her home office. Moreover, her 5-year-old dog has started barking when he hears these sounds—which he never did before.

REQUESTS:

We are requesting that the Board address our questions/requests in writing and at the July 6 open session meeting.

1) What is the Board planning to do along the fence?

Background: In a report dated April 2023, the Sports Court Ad Hoc Committee made a *recommendation* for tree removal which appears to be based on a “limited basic visual inspection” by Paul DuBois, The Grove Total Tree Care, on October 19, 2022. He

recommended “removal of the trees and replacing them with new plants installing them further away from the court to prevent this issue from reoccurring while maintaining the privacy.”

Based on our informal conversations with Board members, it appears that his recommendation was partially implemented (removal of the trees) with no current plans to implement the rest of the recommendation (new plantings). We would like to work with the Grounds Committee to ensure that hedges serving as visual and noise barriers are planted. One suggestion is to plant compact Carolina Cherry Laurels (aka Prunus Caroliniana). These fast-growing plants will not grow into the fence. When planted further away from the courts, they will not pose any issues. Another option could be tall boxwood hedges such as the American Boxwood Shrub. Both of these are drought tolerant (please see appendix for pictures of hedges).

2) Which meeting did the current Board overturn the previous Board’s decision?

Background: Per the January 4, 2023 open session minutes, the Board voted against removing the trees and shrubs along the eastern fence line. We have reviewed the open session minutes for all subsequent meetings held in 2023, and there is no mention of a vote to remove the trees. Please let us know when this vote was held (meeting time and date), and the vote count.

3) What additional information was acquired beyond the basic limited visual inspections to justify overturning the previous Board’s decision?

Background: The Sports Court Ad Hoc Committee included the limited visual inspection conducted by Paul DuBois as part of their documentation for their recommendation. Please let us know what additional information was obtained to justify the decision to overturn the previous Board’s decision.

We thank you in advance for responding to our questions. We look forward to working with you and the Grounds Committee to find a resolution by planting visually-pleasing plants to grow as hedges along the eastern side of the chain link fence. Hedges would serve as both a visual and noise barrier.

Contact information:

Amy Mickel, 916-213-9987, amy.mickel@sbcglobal.net
Paula Connors, 209-327-5234, paconnors@sbcglobal.net
Nancy Martin-Wilton, 916-927-4164, nemins@aol.com

APPENDIX: Images of hedges

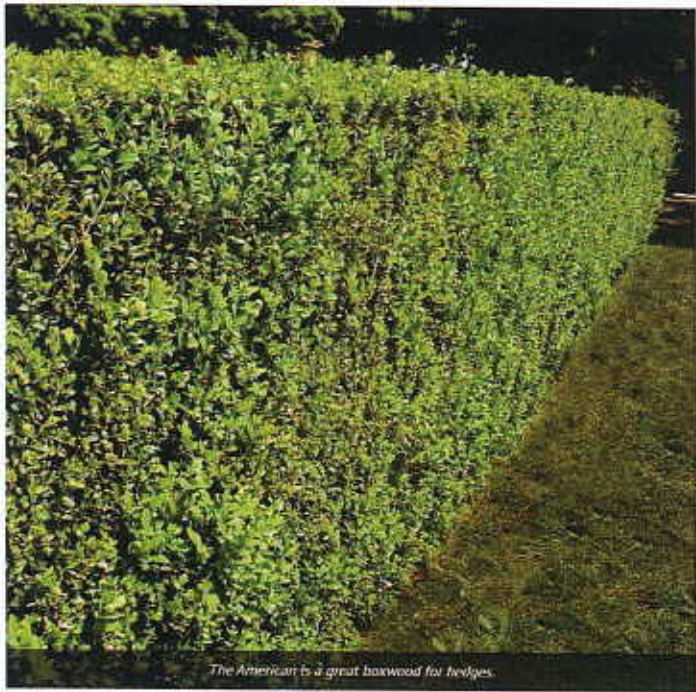


Compact Carolina Laurel (Prunus...



5 Carolina Cherry Laurel...

Home > Shrubs & Hedges > Boxwood Shrubs > American Boxwood Shrub



The American is a great boxwood for hedges.

BOARD RESPONSES TO JUNE OPEN MEETING HOMEOWNER COMMUNICATIONS

1. **Amy Mickel (HO):** (A letter from Amy and 2 other owners regarding this topic was included with the Board packet.) The owners have several questions about the removal of the juniper trees that sided the Commons Drive tennis courts. They include: what approval process was followed and how was it announced to the community; the increased noise level for units facing the tennis courts; the reduced privacy for the units; and, Paul DuBois in 2022 recommended removal but also recommended future plantings - the homeowners would like to know the plans for the area.

Response from the Board: The 2022 recommendation to remove the juniper trees was not approved by the Board. In April 2023, as the Browning planning documents projected multiple projects for the 3 tennis court locations, the Board appointed an ad hoc committee to review the sports courts and make recommendations as to the condition and advice on how to proceed. That report was presented to the Board at the May Executive meeting. That report confirmed the 2022 recommendation and specified the damage being caused to the courts by the trees. Based upon that report, at the May 3, 2023 Executive meeting the Board approved the removal of the trees. The May 3, 2023 Board packet contained the ad hoc report and the May 2023 newsletter advised the community. There is a pedestrian walkway fronting all the units facing the courts, denying full privacy to the units facing the courts. It is correct that removing the trees changes the view from the facing units and it may increase the daytime noise reaching the units. The courts are used during daytime hours only and have no lights to permit use after sundown. This month, the Board will be reviewing/voting on a second proposal for further remediation in this area. Additionally, wind screens have been ordered and will be placed along the court fence.

2. **Peter Pelkofer (HO):** His understanding was that the siding project manager, Paul Reeves, would be viewing all inspections and identification of identified siding to be replaced. When the crews marked the siding near Peter, Paul Reeves was not there. Would like clarification of Paul's oversight.

Response from the Board: While Paul Reeves may not be on-site for all inspections, he does routinely oversee the inspection of siding needs and the completed work of the contractor. Paul Reeves has provided the following detail on his oversight:

Scenario 1. CPR (our contractor) And I walk the units and identify repairs needed that are listed on the original contract scope of work. We mark these with a black X. We mark repairs needed that are not listed in the original scope of work with a red or white X. Then a change order is generated by CPR. I compare that to my notes from that walk. If it is correct, I ask you to approve.

Scenario 2. Due to scheduling access with the homeowner(s) CPR will walk the units without me. Mark the same as above. I will come walk the job when I have homeowner access and check it against the scope of work list. Then I ask you to approve the work order. This is when the homeowner sees CPR and not me.

Units in progress inspections. Often dry rot is found to the framing after the siding has been removed. A change order is often sent to me before I see the work needed. Unless it's an emergency (like when we had bees in a wall a few months ago), I wait until I am onsite and have seen it before I submit that change order.

cover.

Proposed Resolution

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.

C. APPOINT AD HOC SPORTS COURT COMMITTEE

Purpose: To advise the Board in its duty to maintain the amenities of the Association.

Charge - Inspect three sports courts (Main Clubhouse, Common Drive, Elmhurst Circle) and prepare a written report for the Board.

Report to include information, options and recommendations on:

- Condition of each court
 - what are current needs
 - what does current Reserve Study say
 - what are anticipated needs, within a foreseeable future
 - suggest maintenance plans and schedule
 - for Elmhurst, are there minimums that would suffice
 - consider the proposal to remove juniper trees at clubhouse court
 - if they are removed, does green screening need to be provided
 - improvements needed
 - alternate uses for Elmhurst location

- Seating needs at all courts

- Signage needs (i.e., do not move pool chairs onto court, guests, etc.)

Proposed Resolution

The Directors appoint Christina George, Susan Timmer and Peter Klein to serve as the ad hoc committee. Report to be reviewed at the next Open Session on May 3, 2023.

D. DETERMINE WHETHER TO SOLICIT MULTIPLE QUOTES FOR INSURANCE RENEWAL

Pursuant to the Standards & Practices for Insurance, the Board will determine whether to obtain multiple quotes for the annual insurance renewal in October. Should they decide to obtain multiple quotes, the Insurance, Legal & Safety Committee will be charged to develop and submit to the Board, specifications for inclusion in the insurance proposal bid package. These recommendations will be submitted to the Board no later than May 15. At its June regular meeting, the Board shall approve the RFP specifications for management transmittal to qualified brokers with a deadline of August 15th for replies to Nephenthe Association. The Board at its September regular meeting shall select its insurers and transmit its decision to the successful bidder(s).

Proposed Resolution

**RESPONSES TO NOVEMBER 2023 OPEN MEETING
COMMENTS.p.pdf**

RESPONSES TO NOVEMBER 2023 OPEN MEETING COMMENTS and CORRESPONDENCE

Due to the number of comments focusing on budget and flood insurance issues, responses on those topics are grouped at the end of this message. Subjects beyond those two topics have responses following the homeowner's comment.

Homeowner Comment Session 1

1. **Don Landsittel, Homeowner:** Would like to have the Finance Committee meet in person, not just on zoom.

Board response: Several members of the Finance Committee still work full time and are not able to make meetings if they are not on Zoom. It is increasingly clear that with misinformation about the budgeting process and decision-making spread around, homeowners need to have full accessibility to Finance Committee meetings, where they will get good information and can ask questions. Accessibility to the meetings is better achieved by having the meetings on Zoom, where anyone can log in to participate, even if they might not be mobile enough or feel well enough to come to a meeting in person. Additionally, Zoom discussions are fully recorded and posted on the Nepenthe website for review.

2. **Ashley Tangeraas, Homeowner:** The projected dues are a 10% increase and this is not the time to do that. There is a water project coming. Why don't we wait until some projects are done. The 48% funded reserve means a negative impact on home values. We should reduce landscaping.

Board response: Please see the budget section at the end of this message.

3. **Leslie Arnal, Homeowner:** Has no problem with dues increase, inflation is present and we had insurance increases due to the storm loss. In regard to flood insurance, FEMA accredited levee has a 'moderate hazard' which means still a risk. 20% of flood claims are in moderate or low risk areas. She does not advocate removing flood insurance. Feels people who are against it will be the most vocal, but not representative.

Board response: Please see the flood section at the end of this message.

4. **Bill White, Homeowner:** Has lived here 5 years and flood insurance has been worthless. Millions of dollars have been spent on the levees. The \$10,000 deductible on personal item replacement means the value will never exceed the deductible. We are spending \$600 a year paying for losses of other people in areas that flood often and where people do not move.

Board response: Please see the flood section at the end of this message.

5. **Mary Gray, Homeowner:** Is concerned about 10% increase in dues. The budget was set during Executive Board discussions without homeowner input. The Board doesn't know if the increase is affordable for residents. The Board did not ask if it was. The Board did not ask if residents want that level of service at that cost. If the Board truly cared, they would ask. Mary knows a neighbor who owes back dues because she had to choose to pay medical bills and buy food instead. There are others like that and the Board should find out about them before increasing dues.

RESPONSES TO NOVEMBER 2023 OPEN MEETING COMMENTS and CORRESPONDENCE

Board response: Please see the budget section at the end of this message.

6. **Ricardo Pineda**, AB1572, which he announced at the last open meeting, has passed. Nepenthe (all HOAs) will need to comply by 2029. The City will be communicating with Nepenthe. He feels the law is unfair as it is not uniform. If the levee fails, we would have 8-foot water levels. We would need financing to recoup and rebuild.

Board response: Thank you for the information on AB1572.

7. **Ruth LeBlanc**, Homeowner: Before AB1572 is enacted, can there be lobbying? Can Ricardo answer?

Board response:

As this item was not on the agenda, it cannot be discussed at the meeting. Director Dascher advised that the question be directed to Ricardo Pineda off-line.

8. **John Baker**, Homeowner: Flood insurance is a significant part of the HOA dues. Boards have been asked numerous times to cancel the coverage. Flood risk is real and Nepenthe dodged a bullet this spring from the threat of rapid snow melt; we are lucky it was a mild Spring. He's worked on levees in his career and knows soil is the construction material; as such it is unreliable and unpredictable. A flood of 6 to 12 feet is possible. The problem with leaving flood insurance to individuals is that some will purchase and some will not. That could force the association into litigation to make its required repairs.

Board response: Please see the flood section at the end of this message.

9. **Carol Duke**, Homeowner: This area is rated X500 for flood risk which means a 1% chance of flood in 500 years. That's a small risk. Based upon flood experience in other areas, it would be 3 to 5 years before reconstruction. We would not be living here by then. Individual flood insurance would be less than \$50 a month.

Board response: Please see the flood section at the end of this message.

10. **Nina White**, Homeowner: Our reserve is only funded at 48.5%. If we were in school, that would be a failing grade. That funding level lowers our property values. We need to finish the siding and cut back landscaping for a few years. Marketability is important.

Board response: Please see the budget section at the end of this message.

11. **Don Ellwanger**, Homeowner: We should recognize that any homeowner with a mortgage will probably be required to carry flood insurance.

Board response: Please see the flood section at the end of this message.

12. **Diane Schaal**, Homeowner: Flood insurance is like a warranty; we may never realize the benefit. Some friends have lived through forest fires and their homes are still not back together. If there is a flood here, will we still be here? Is it worth it? We risk outpricing our homes. While we have wonderful benefits, we need to tighten our belts in tough years. We can turn down some of the luxuries we can come to have.

Board response: Please see the budget section at the end of this message.

RESPONSES TO NOVEMBER 2023 OPEN MEETING COMMENTS and CORRESPONDENCE

13. **Brian Coates**, Homeowner: We have a budget and we are not spending within our budget. It should not be too hard to live within our budget. This is a willy-nilly increase. He's not seeing what he gets for the money and wants the Board to adhere to our budget.

Board response: We encourage homeowners to attend committee meetings to view and participate in the process leading to recommendations to the Board. Meeting schedules are on the Nepenthe website at <https://nepenthehoa.com/event-calendar/>, or are printed in every newsletter.

Please see the budget section at the end of this message.

14. **John Apostolo**; At the candidate forum he heard it said that oversight on finances and transparency were the goals of all the candidates. He has not seen that happen. Why has the reserve funding percentage gone down? An explanation is needed.

Board response: Please see the budget section at the end of this message.

Homeowner Comment Session 2

1. **Ashley Tangeraas**, Homeowner: This budget does not reflect her work of the last 3 months she was on the Board. We can cut landscaping in half and save \$40 a month on our dues. She is looking for support to conduct a recall of directors Dascher, Nelson and George.

Board response: Please see the budget section at the end of this message.

2. **Don Landsittel**, Homeowner: The budget has now been passed. Just because it is approved does that mean we have to spend it all? What do we need to do to get the reserve funding to 60%? We have the flexibility to do that. If we don't have the money to do what we want to do, we must find another way.

Board response: Please see the budget section at the end of this message.

3. **John Baker**, Homeowner: We have had flood insurance for 20 years. Lots more community input is needed before we make a decision.

Board response: Please see the flood section at the end of this message.

4. **Barbara Beddow**, Homeowner: She appreciates all the detail and itemization provided by treasurer Bill Henle. She thinks we can get cheaper flood insurance and wonders if we can require homeowners to have flood insurance. She notes previous Boards also raised dues as prices and maintenance expenses do go up, If homeowners complain, they can join community committees to have influence.

Board response: The current CC&Rs do not require homeowners to have flood insurance. They also do not require Nepenthe to provide such insurance. The implications involved are discussed in the flood section at the end of this message.

Those interested in serving on community committees will find information at <https://nepenthehoa.com/committee-application/>

RESPONSES TO NOVEMBER 2023 OPEN MEETING COMMENTS and CORRESPONDENCE

5. **Carol Duke**, Homeowner: Some reserve items must be done, there is no choice. There has been a high amount of money spent on landscaping over the last few years. We could cut back for 2 to 3 years and keep our landscaping good. The special projects could be cut to reduce our dues.

Board response: Please see the budget section at the end of this message.

6. **Gerry Gelfand**, Homeowner: There have been good questions and comments made this evening. There are things to explore. The Board is made up of volunteers and should be appreciated.

Board response: Thank you.

7. **Brian Coates**, Homeowner: He objects to the Board passing the budget without discussion on the items brought up in the earlier comments. What did the Board consider that was a negative cost – all he heard was the pluses in expenses.

Board response: Please see the budget section at the end of this message.

8. **Bill White**, Homeowner: He is not saying not to have flood insurance, just feels homeowners should buy their own. When the City water expense comes through the dues, we can explain the offset to our homeowners but not defend it to buyers who will only see the total amount. He hopes the water can be a separate line item.

Board response: The Board continues to work with the City of Sacramento to achieve a smooth transition of the water costs to homeowners. This change is the result of the requirement to convert to individual water meters. If the water costs cannot be billed as a separate line item, Nepenthe can add potable water to its list of amenities.

Please see the flood section at the end of this message.

9. **Jim Shaw**, Homeowner: Has 2 suggestions: a) consider spreading the siding project over more years; b) Campus Commons has a water well for use of their turf. Nepenthe could research that as an option.

Board response: Thank you. In 2024 the Browning consulting firm will be on-site to review and update the costs associated with maintaining the assets of the community. Researching the possibility of a well would probably require a consultant. These suggestions can be addressed as part of the site review process.

10. **Diane Schaal**, Homeowner: She appreciates the Board. She wonders if we have gotten bids for the work that is being done. That would be preferable to remaining with the same company because we have a good relationship.

Board response: Please see the budget section at the end of this message.

11. **Will Vizzard**, Homeowner: Having served 8 years on the Board and 12 years on the Finance Committee, he has never met any homeowner who wanted to spend more money. You can project lower costs in grounds, the only way you are going to accomplish it is to simply not do the renovation that people are demanding. In this last year one of the things that jacked up costs was the fact that all those trees went over and even though insurance covered the tree removal you had to have restoration behind that which pushed the costs up substantially. The other thing we are facing is

RESPONSES TO NOVEMBER 2023 OPEN MEETING COMMENTS and CORRESPONDENCE

that if you do the siding and painting work and if you coordinate the grounds work with that which makes the most sense it generates more cost concurrently. As far as stretching the siding and painting out, the reserve study is a 30-year study, stretching it out doesn't change the cost. It's not a projected expenditure for a particular year, those are just estimates. So, I sympathize with the Board. For the last several years, Boards have been hedging a little bit on funding the full reserve projections and every time you hedge, the next year it gets worse. If there were a way to significantly cut the costs, a lot of people have tried to find it, I don't know where it is.

Board response: Thank you for a cogent summary of the budgetary issues. Please see the budget section at the end of this message.

12. **Ashley Tanageras**, Homeowner: The Board keeps going over its allocations. There is no correct tracker on expenses. When money is set aside for one thing, it is spent on another. Has proof that when Markus Dascher lists a house, it is landscaped to help it sell.

Board response: The allegations about inappropriate use of resources by Director Dascher are serious. **AS SOON AS POSSIBLE**, please provide details and evidence to the office so that this accusation can be placed in the next Board packet for the community to review. The Board, with director Dascher abstaining, will investigate these charges as soon as the evidence is provided. The Finance Committee and Browning have both explained many times that the function of the Reserve Study is to be a guideline for planning savings and expenditures to maintain our most important assets; it is not a budget, rather a planning document. There is no rule that allocations set aside for one line item must be spent on that item. In fact, it is good financial management to balance overages in one area with underspending on another so that we end up spending no more than planned from the reserves in a fiscal year. While the monthly financial statement shows reserve expenses for each month, the Reserve Tracker is a tool that should make it easier to see what has been spent and what expenditures are coming up. You are correct that we are currently having some problems with the Reserve Tracker. The Finance Committee has asked First Service to sort the problem out. The Board and the Finance Committee are awaiting a response from them. Please see the budget section at the end of this message.

13. **Nina White**, Homeowner: Nina thanked the Board for its hard work and wants to commend Steve Huffman for his good work over the years. She would like to see us all work together.

Board response: Thank you.

14. **Jim Shaw**, Homeowner: He appreciates Will Vizzard's comments. Would like to see cash flow management on time-extended projects.

Board response: Thank you,
Please see the budget section at the end of this message.

Correspondence to the Board

RESPONSES TO NOVEMBER 2023 OPEN MEETING COMMENTS and CORRESPONDENCE

1. **Steve Huffman**, Homeowner: Steve and Sally will be moving from Nepenthe to East Sacramento. Steve feels Carson Landscaping has been the best of the 4 contractors he has experienced during his residency and work with the Board and committees. He feels the community should heed Carson's advice on plantings. He also suggests the Board review a 2018 report on stormwater and waste water systems.

Board response: The Board appreciates the many years of Nepenthe community service Steve has provided. He's been an exceptional asset to our continuing efforts to maintain this community. We wish both Steve and Sally peace and happiness. A copy of the referenced study will be maintained for the use of future Boards.

2. **Jerry D. Dunn**, Homeowner: Jerry resubmitted his recommendation that Nepenthe transfer responsibility for flood insurance to individual homeowners.

Board response: Please see the flood section at the end of this message.

BOARD RESPONSES ON THE BUDGET AND FLOOD INSURANCE QUESTIONS

Background on Budget:

-The primary task of an association, through its board of directors, is to maintain, repair and replace the common areas, which protects the property values of its members. Associations are responsible for the common areas and CC&Rs prohibit alterations to the common areas without prior approval of the board of directors.

(CC&Rs, 3rd Amended, restated; defined by Davis-Stirling Act)

-To change the CC&Rs requires legal overview and a formal vote with a quorum of homeowners voting. Approved CC&Rs are recorded with the Sacramento County Recorder. The current version (the third amendment of the original document) is available for view at <https://nepenthehoa.com/wp-content/uploads/2022/07/NEP-CCRs-Third-Amended-Restated-recorded-6-27-19-DOC-No.-201906270604.pdf>

-Nepenthe consists of 590 homes, 2 cabanas, a clubhouse, 3 sports courts, 3 swimming sites, situated over 50 acres, and about 3000 trees.

BUDGET

Each year the Board, Nepenthe general manager, First Service, Nepenthe Finance Committee, and the Browning group review the prior year's expenditures. They then review the predicted Reserve expenditures for the upcoming year as well as expected operating costs (salaries, utilities, contracted services, etc.). Assumptions made in the Browning study as to expected life expectancy of the Association assets are reviewed and edited. Where contracts are expiring or new services will be required bids are solicited for the work. Because of the major changes in insurance in California, with many insurers no longer offering coverage in the state (Sacramento Bee, ABC News and others for example <https://abcnews.go.com/US/wireStory/california-insurance-market-rattled-withdrawal-major-companies-99855058>), the Board determined that we should remain with Farmers' Insurance. From the information so gathered a projected Operating Budget and a draft reserve study are prepared. Those documents are again reviewed to assure accuracy and allow for further scrutiny of the Reserve expense assumptions; every effort is made to control costs. For example, due to the change in

RESPONSES TO NOVEMBER 2023 OPEN MEETING COMMENTS and CORRESPONDENCE

the materials used in siding, this year Browning recommended and the Board decided to change the life span estimate for siding from an 8-year cycle to a 12-year recurring cycle, which will reduce future expenses. Drafts of the operating budget were provided and reviewed by the Finance Committee, whose comments and suggestions were recognized. Then the Operating Budget and the Reserve Study are accepted. From those two documents, the necessary dues needed are determined.

The 2024 operating budget experienced increases in utility, insurance, grounds and common area maintenance costs but also had a decrease in administration expense.

The Reserve Study consists of a list of community assets and obligations with predicted life expectancy and replacement cost of the asset projected for 30 years (this year's study forecasts through 2052). These figures result in the monthly contribution to the reserves necessary to meet those goals. When major expenditures are incurred - such as the current siding and painting project – the reserve percentage funded calculation drops. After major projects end, the percentage funded rises as contributions continue. A household example might be where someone has been saving money for the eventual replacement of their air conditioning system. Before the purchase is necessary the account has perhaps accrued 90% of the cost – that would mean the account is 90% funded. After the unit is purchased, the percentage funded would drop. However, as monthly contributions resume, the percentage funded rises.

There are two budgets for grounds.

1. The monthly maintenance contract that cannot qualify as a reserve expense under the Davis-Stirling Act and the improvements which do qualify as reserve expenses.

The monthly maintenance contract paid from the operating budget pays for Carson to come and mow the lawns, mow the ground cover, fix broken sprinkler, remove debris and trim shrubs.

2. The grounds reserve allocations adopted by the Board of Directors in 2014 provide for plant replacements, ground cover replacements, irrigation improvements, replacement of broken irrigation lines and tree health including removals, replacements, pruning and provide treatments such as beetle, aphid or fruiting prevention. To arbitrarily decide that 50% over the maintenance contract is what is needed to do all of these items may not be meeting the Board's fiduciary duty.

While we may not all agree on specifics of what is appropriate grounds maintenance, the Board takes seriously its responsibility to maintain the premises of Nepenthe. New residents often mention a contributing factor in their decision to purchase here was the trees, green belts, and grounds maintenance. As the Board attempts to reduce grounds maintenance costs, while meeting new irrigation requirements and homeowner expectations, not all necessary changes will please everyone. Directors balance the need for grounds services, (in the last six months alone there have been 55 homeowner requests for landscape improvements in their area) with the expense and prioritize what can be done while moving toward a more sustainable, water-conscious, and lower maintenance landscape.

RESPONSES TO NOVEMBER 2023 OPEN MEETING COMMENTS and CORRESPONDENCE

The overall spending goal is that we end up spending no more than planned from the reserves in a fiscal year.

To arrive at the monthly dues for each household, the 2024 Operating budget of \$2,122,896 is distributed between 590 households and added to the recommended reserve funding. For 2024 the monthly household dues will be \$620 per month.

Background Flood Insurance

-Nepenthe flood risk is rated X, which is a low-risk designation

-According to FEMA, whether you are in a high-risk zone or not, you may need flood insurance because most homeowners insurance doesn't cover flood damage. If you live in an area with low or moderate flood risk, you are 5 times more likely to experience flood than a fire in your home over the next 30 years. Flood insurance isn't federally required in moderate- to- low-risk areas, but it is recommended for all property owners and renters as the risk of flooding is reduced, but not completely removed. Moderate- to low-risk areas are shown on flood maps as zones beginning with the alphabet letters 'B', 'C' or 'X'. Low-risk areas submit more than 20 percent of National Flood Insurance Program claims and receive one-third of federal disaster assistance for flooding.

(<https://www.fema.gov/blog/fema-flood-maps-and-zones-explained>

and <https://www.fema.gov/sites/default/files/documents/how-to-read-flood-insurance-rate-map-tutorial.pdf>)

-Nepenthe CC&Rs require the maintenance of the facilities and amenities in accordance with community standards. Thus, the Association is responsible for repairing damages to the exterior structure of the facilities.

-Because associations are responsible for the common areas and because CC&Rs prohibit alterations to the common areas without prior approval of the board of directors or an architectural committee, boards should adopt written architectural guidelines. They can be incorporated into the Rules and Regulations or be stand-alone architectural standards. (CC&Rs, 3rd Amended, restated; defined by Davis-Stirling Act)

-The CC&Rs require homeowners to submit annually proof of homeowner insurance coverage. There is no requirement for flood insurance coverage, either by the HOA or individual homeowners.

FLOOD INSURANCE

At a February 2022 Insurance Forum, arranged by the Nepenthe Insurance, Legal, and Safety Committee, experts explained the Nepenthe insurance coverages and potential risks. See a video of the event at <https://www.youtube.com/watch?v=H9jWITQk1kE>.

Insurance is a form of risk management, hedging against the risk of loss. The concept of insurance is the sharing, or pooling, of risk. In return for payment of a premium, the insurer assumes the risks—that is, obligates itself to (pays the losses)—of all the policyholders. Some fortunate policyholders may never experience loss, however, when others do, the financial impact is lighter due to the shared risk.

RESPONSES TO NOVEMBER 2023 OPEN MEETING COMMENTS and CORRESPONDENCE

If individual owners have the option to carry flood insurance rather than have universal coverage, there is risk that not all owners will carry the insurance. To indemnify Nepenthe and protect our reserves in case of loss, each policy would need to show Nepenthe as the loss payee for exterior repairs. In the event there is loss without insurance, the Association would be forced into legal action against any owner who could not pay the costs of the exterior repair. Under this model, homeowners that did carry insurance but did not show Nepenthe as loss payee or those who chose to self-insure would still need to comply with CC&R regulations and community standards in the repairs. The Association would need to carry flood insurance for the clubhouse and cabanas and those cost would be passed to the homeowners as part of operating expenses. Alternatively, the Association might self-insure by significantly increasing reserves.

There are options, but the costs, when compared to continuing with universal coverage (what we currently have and will continue to have through at least 2024) are significant.

OPTIONS:

1. Maintain universal NFIP insurance
2. The Association becomes self-insuring. This would require creating a new Reserve line item and increasing monthly dues to reach a to-be-defined amount within a to-be-defined time frame. After the amount is achieved, monthly dues could be reduced. Or, there could be a special assessment to raise the funds. During the fund-raising period, universal insurance would be maintained but canceled once self-insured goals are attained.
3. By official ballot in compliance with CC&Rs and requiring a voting quorum (legal, filing and election processing fees would be incurred), change the CC&Rs to require that each homeowner purchase and annually show evidence to the Association proof of a valid flood insurance policy. The Association would be liable for the clubhouse and cabanas and might choose to purchase insurance for those properties, costs of which would be part of operating expense in computing dues.
4. By official ballot in compliance with CC&Rs and requiring a voting quorum (legal, filing and election processing fees would be incurred), change the CC&Rs to eliminate coverage of the exteriors and fencing on Nepenthe structures. This would significantly reduce monthly dues. However, full responsibility would fall to the homeowners to comply with needed maintenance and repairs in compliance with community standards. The Association would be liable for the clubhouse and cabanas and might choose to purchase insurance for those properties, costs of which would be part of operating expense in computing dues.

NEP 2023-11-01 Open Session Minutes.pdf

NEPENTHE ASSOCIATION

Open Session Nepenthe Board of Directors

November 1, 2023 6:00 PM
Nepenthe Clubhouse
1131 Commons Drive
Sacramento, CA

MINUTES

Directors Present

MARKUS DASCHER TTEE - President
CHERYL NELSON - Vice President
JACQUELYN GREBITUS - Secretary
WILLIAM HENLE TRUSTEE - Treasurer
CHRISTINA GEORGE - Member at Large

Directors Absent

None

Additional Attendees

Dusty Favichia, General Manager, FirstService Residential Management, Inc.
Julienna Michel, Administrative Assistant, FirstService Residential Management, Inc.

I. CALL TO ORDER

II. EXECUTIVE SESSION ACKNOWLEDGEMENT/ANNOUNCEMENT

III. REPORTS

A. CONSTRUCTION MANAGER'S REPORT

The Board accepted the monthly report for Phase 1 from Construction Manager, Paul Reeves. Additionally, Will Vizzard provided a verbal report on the siding project.

B. GENERAL MANAGER'S REPORT

The Board accepted the work order report provided by General Manager, Dusty Favichia. Additionally, Dusty Favichia acknowledged the multiple recent homeowner e-mails received and reminded the members present that the cut-off day for homeowner correspondence to be included in the monthly board packet is on the Thursday prior to the regularly scheduled monthly board meeting. Dusty also made mention of an unfortunate incident within the community that involved a resident and a contractor working in the community. Dusty reminded the members present to please contact the office if any problems arise with a contractor or vendor working in the community.

IV. COMMITTEE UPDATES

Each Committee Chair, with the exception of the Grounds Committee provided a verbal report in addition to the meeting minutes provided.

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 all correspondence received and will respond accordingly.

VII. CONSENT CALENDAR

Resolved

The Board approved Consent Calendar item A.) Approval of Minutes, as submitted. The Board also approved Consent Calendar item B.) Financial Statement, as submitted. Lastly, the Board approved Consent Calendar item C.) Architectural Approvals, **as amended**, furthermore denying the Architectural Application for 2316 Swarthmore Drive for the installation of a new 2-panel front door, and a storm door. The Board states that this request is a departure from the current guidelines and recommends that the application be sent back to the Architectural Committee for further review.

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 October 2023 open forum can be found in the published board packet for this meeting, November 1, 2023, on the Nepenthe Website.

IX. NEW BUSINESS

A. ADOPT 2024 OPERATING BUDGET

Resolved

After some discussion between board members, as well as a treasurer's report provided by Bill Henle, which included multiple explanations of various line items within the budget, the Board approved a revised draft of the 2024 Operating Budget and resolves that the assessment level for the next fiscal year will be \$620 per unit, per month.

Motion: CHERYL NELSON

Second: CHRISTINA GEORGE

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

NAYs: None

► **Resolved**
The motion passed

B. ADOPT 2024 RESERVE STUDY UPDATE

Resolved

The Board approved the Browning Reserve Group draft reserve study for the fiscal year ending 2024 as presented. The reserve study has a monthly reserve contribution of \$334.85 per unit per month.

Motion: WILLIAM HENLE TRUSTEE

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 December 6, 2023, at 6:00 pm.

XII. ADJOURN

The meeting adjourned at 7:21 pm.

APPROVED

DATE

DRAFT

NEP 10-2023 Financials_Abbreviated.pdf

NEPENTHE ASSOCIATION
CASH BASIS FINANCIAL STATEMENTS
FOR THE MONTH AND TEN MONTH(S) ENDED
OCTOBER 31, 2023

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THE ACCOMPANYING FINANCIAL STATEMENTS ARE SUBJECT TO AUDIT
AND ARE ONLY INTENDED FOR THE ASSOCIATION'S INTERNAL USE.

PREPARED BY:



NEPENTHE ASSOCIATION
Financial Summary



Fiscal Year End: **December 31, 2023**

For the Month Ended: **October 31, 2023**

CASH SUMMARY

	This month	Last Month	Change in Cash	
Operating cash	223,585.92	348,976.42	Decrease in Cash	(125,390.50)
Reserve cash	11,253,607.07	11,215,268.10	Increase in Cash	38,338.97
Adj Operating Cash (see note 1)	166,083.17	284,828.64	Decrease in Cash	(118,745.47)
Average budgeted expenses / month	341,659.00			
Average # of months of available cash	0.65			
Percent Funded Per 2018 Reserve Study	186.0%			

ASSESSMENT SUMMARY

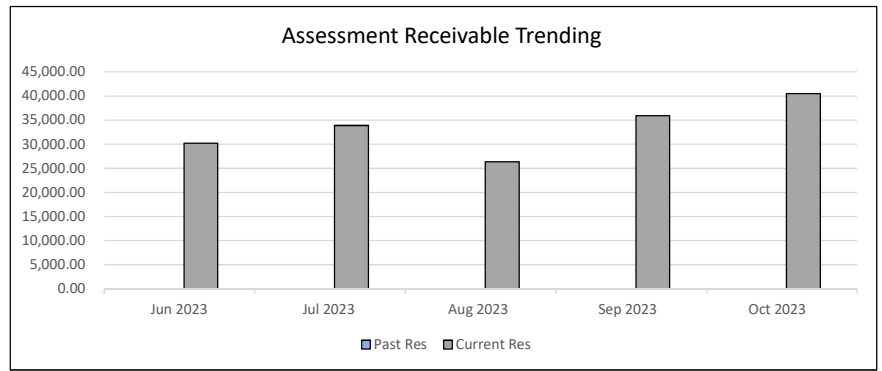
Prepaid Utilities	
Monthly Assessment Budget	337,480.00
Assessment Cash Received	323,292.01

Total Assessments Receivable

0-30 days late (see note 2)	572.00
31-60 days late	13,076.40
61-90 days late	7,118.10
over 90 days late	19,738.65
Total Assessments Due	40,505.15
<u>Other Receivable</u>	43,765.19
Total Owners Receivable	84,270.34

Past Residents Assessments Rec. 0.00

Prepaid Assessments 57,502.75



OPERATING SUMMARY

Category	October Expenses	YTD Expenses	YTD Budget	YTD Variance	Negative YTD Variances > \$2000
Utilities	11,886	116,200	93,470	(22,730)	
Landscape	52,624	471,604	456,280	(15,324)	
Common Area	45,539	145,502	136,500	(9,002)	NSPOUT
Management/On-Site Admin	23,777	497,536	426,130	(71,406)	
Insurance	63,910	438,076	428,000	(10,076)	
Total Operating Expenses	197,735	1,668,918	1,540,380	(128,538)	Spending overbudget year-to-date
YTD Profit/(Loss)		(216,716)			

RESERVE SUMMARY

Contribution to Reserves this month:	281,431.50	Reserve Disbursements this month:	256,793.57
Contribution to Reserves Year-to-Date:	2,701,175.13	Reserve Disbursements Year-to-Date:	2,969,667.69
Interest on reserve funds Year-to-Date:	407,943.69		

ITEMS OF NOTE

1. Adj Operating Cash is calculated by Operating Account Funds minus Prepaid Assessments.
2. In a month with 31 days, assessments owed for that month would be reflected under 31-60 days late.
3. Insurance Claim of \$202,707.63 added directly to reserves, will not reflect on income statement, nor will it offset the budget.

Nepenthe's Year To Date Cash Flow

Source		Operations	Reserves
Beginning Balance	1/1/2022	125,828	11,113,960
Plus	Income	4,153,336	
	Reserve Investment Income		407,944
	Contributions to Reserves		2,701,175
	Pending Reserve Expense		196
	Percent Funded Per 2020 Reserve Study		
	Accounts Payable	341,670	
	Processing Fees		
	Due from Vendor		
	Due from Reserve		
Less	Operating Expenses	(1,668,877)	
	Reserve Funding	(2,701,175)	
	Reserve Expenses		(2,969,668)
	Pending Reserve Transfer		
	Due from Vendor		
	Due to Operating	(15,500)	
	Prepaid Insurance		
	Processing Fees		
	Receivable from Management	(900)	
Ending Balance	10/31/2023	223,586	11,253,607

Budget Report

Actual Income - Year-to-date	\$ 4,561,320.98
Budgeted Income - Year-to-date	\$ 3,416,590.00
Produced a positive Year-to-date income variance of	\$ 1,144,730.98
Actual Expenses and Reserve Contribution - Year-to-date	\$ 4,778,036.85
Budgeted Expenses and Reserve Contribution - Year-to-date	\$ 3,416,590.00
Produced a negative Year-to-date operating expenses variance of	\$ (1,361,446.85)
The two combined variances produced a negative Year-to-date variance of	\$ (216,715.87)

Other Information

Unpaid assessments at	10/31/2023	were:	\$ 40,505.15
Prepaid assessments at	10/31/2023	were:	\$ 57,502.75

NEPENTHE ASSOCIATION COMPARATIVE BALANCE SHEET 10/31/2023

c/o FirstService Residential
 15241 Laguna Canyon Rd
 Irvine CA 92618

FirstService Residential CA
 15241 Laguna Canyon Road
 Irvine CA 92618

	CURRENT MONTH	PRIOR MONTH

CASH AND INVESTMENTS		
OPERATING ACCOUNT FUNDS	223,585.92	348,976.42
PETTY CASH	150.00	150.00
RESERVE ACCOUNT FUNDS	11,253,607.07	11,215,268.10
	-----	-----
TOTAL CASH AND INVESTMENTS	11,477,342.99	11,564,394.52
OTHER ASSETS		
DUE TO OPERATING	(15,499.74)	(15,499.74)
DUE FROM RESERVES	15,499.74	15,499.74
UNFUNDED RESERVES	93,810.50	187,621.00
RECEIVABLE FROM MANAGEMENT	900.00	900.00
	-----	-----
TOTAL OTHER ASSETS	94,710.50	188,521.00
TOTAL ASSETS	<u>11,572,053.49</u>	<u>11,752,915.52</u>
LIABILITIES		

ACCOUNTS PAYABLE	341,670.00	310,203.00
UNFUNDED RESERVES	93,810.50	187,621.00
	-----	-----
TOTAL LIABILITIES	435,480.50	497,824.00
MEMBERS EQUITY		

GENERAL RESERVE FUND BALANCE	11,238,107.33	11,199,768.36
OPERATING FUND BALANCE-BEG OF YEAR	115,181.53	115,181.53
CURRENT YEAR INCOME/(LOSS)	(216,715.87)	(59,858.37)
	-----	-----
TOTAL LIABILITIES & MEMBERS EQUITY	<u>11,572,053.49</u>	<u>11,752,915.52</u>

Entity: NEP NEPENTHE ASSOCIATION

FirstService Residential CA
 15241 Laguna Canyon Road
 Irvine, CA 92618

As of date: 10/31/2023

Account	Type	Inv Acct	Maturity	Rate	Amount
11105	PETTY CASH	PETTY PETTY CASH	PTYCSH ON-SITE (CLUBHOUSE)		150.00
11110	OPERATING CHECKING	USBANK US BANK	CKING 153495833060		158,252.96
11115	OPERATING INVESTMENT	LUTFST LUTHER BURBANK FFI	MNYMKT 222 900 2823	4.86%	65,332.96
Total (Cash)					223,735.92
21140	RESERVE INVESTMENT	METRO METROPOLITAN NATL BK	MNYMKT 0499011031	4.42%	246,170.30
21141	RESERVE INVESTMENT	METFST METROPOLITAN BANK	DDM 0499011031	4.46%	1,641,065.80
21145	RESERVE INVESTMENT	MSFFI MORGAN STANELY FFI	MNYMKT 504-047148-459	0.50%	1,160.14
21146	RESERVE INVESTMENT	MORGAN MORGAN STANLEY BANK	18M CD AT MORGAN STANLEY	09/16/2024	225,000.00
21147	RESERVE INVESTMENT	MORGAN MORGAN STANLEY BANK	18M CD AT MORGAN STANLEY	09/16/2024	225,000.00
21148	RESERVE INVESTMENT	ALLY ALLY BANK	36M CD AT MORGAN STANLEY	05/05/2025	250,000.00
21150	RESERVE INVESTMENT	ADM AMERICAN DEPOSIT	MNYMKT CNEPEN1FS	2.90%	26,414.54
21152	RESERVE INVESTMENT	ADM AMERICAN DEPOSIT	12M CD CD!UEVAN41	03/22/2024	245,000.00
21153	RESERVE INVESTMENT	ADM AMERICAN DEPOSIT	12M CD CD!UPNNL04	03/22/2024	205,000.00
21154	RESERVE INVESTMENT	ADM AMERICAN DEPOSIT	24M CD CD!UWELF40	03/17/2025	245,000.00
21155	RESERVE INVESTMENT	ADM AMERICAN DEPOSIT	24M CD CD!UWMCU01	03/17/2025	205,000.00
21157	RESERVE INVESTMENT	PACWES PACIFIC WESTERN	MNYMKT 1500418916	0.95%	37.40
21158	RESERVE INVESTMENT	ENTER ENTERPRISE BANK	MNYMKT 1956063	4.83%	257,189.37
21171	RESERVE INVESTMENT	USTRES US TREASURY	1M TNOTE AT MORGAN STAN	07/31/2023	3,734,031.65
21172	RESERVE INVESTMENT	USTRES US TREASURY	18M TNOTE AT MORGAN STAN	11/15/2023	748,328.14
21173	RESERVE INVESTMENT	USTRES US TREASURY	18M TNOTE AT MORGAN STAT	12/31/2023	249,014.14
21174	RESERVE INVESTMENT	USTRES US TREASURY	24M TNOTE AT MORGAN STAN	05/15/2024	748,439.56
21175	RESERVE INVESTMENT	USTRES US TREASURY	24M TNOTE AT MORGAN STAN	06/30/2024	247,874.27
21176	RESERVE INVESTMENT	USTRES US TREASURY	30M TNOTE AT MORGAN STAN	11/15/2024	747,186.55
21177	RESERVE INVESTMENT	USTRES US TREASURY	30M TNOTE AT MORGAN STAN	12/31/2024	247,820.40
21178	RESERVE INVESTMENT	USTRES US TREASURY	36M TBOND AT MORGAN STAN	05/15/2025	518,239.37
21179	RESERVE INVESTMENT	USTRES US TREASURY	36M TNOTE AT MORGAN STAN	06/30/2025	240,635.44
Total (Reserves)					11,253,607.07
Grand Total					11,477,342.99

NEPENTHE ASSOCIATION
RESERVE FUND BALANCES SUPPORT SCHEDULES
10/31/2023

c/o FirstService Residential
15241 Laguna Canyon Rd
Irvine CA 92618

FirstService Residential CA
15241 Laguna Canyon Road
Irvine CA 92618

	PRIOR YEAR BALANCE	BEG BAL REALLOCATION	ADDITIONS THIS YEAR	EXPENSE CURRENT MONTH	PREVIOUS EXP CURRENT YEAR	CURRENT BALANCE
GENERAL RESERVES						
23103 INTEREST ON RESERVE FUNDING	127,480.22	(127,480.22)	407,943.69	0.00	0.00	407,943.69
22872 GYM/WORKOUT FACILITY	28,096.81	393.62	2,612.50	0.00	0.00	31,102.93
22960 PAINTING-INTERIOR RESERVES	19,004.86	262.50	1,748.00	0.00	0.00	21,015.36
23014 CONCRETE REPAIRED RESERVES	105,325.77	5,854.83	38,921.50	0.00	0.00	150,102.10
23058 GENERAL RESERVES	(8,850.00)	8,850.00	0.00	0.00	0.00	0.00
23120 ROOF RESERVES	5,741,296.50	100,787.94	669,949.50	0.00	(29,224.00)	6,482,809.94
23122 POOL/SPA RESERVES	170,224.32	3,932.20	26,134.50	0.00	(63,601.50)	136,689.52
23127 FENCING RESERVES	272,159.66	7,053.45	46,882.50	(65,340.52)	(333,435.49)	(72,680.40)
23130 CONTIGENCY RESERVES	(32,204.00)	32,204.00	0.00	0.00	0.00	0.00
23133 IRRIGATION RESERVES	296,810.89	14,973.82	99,531.50	0.00	(97,685.00)	313,631.21
23135 WROUGHT IRON RESERVE	0.00	0.00	0.00	0.00	(35,000.00)	(35,000.00)
23136 SHINGLE RESERVES	0.00	0.00	0.00	0.00	(237,245.17)	(237,245.17)
23146 SIGNS RESERVES	41,889.57	529.04	3,515.00	0.00	0.00	45,933.61
23178 PAVING RESERVES	656,448.79	16,618.10	110,466.00	(99,897.00)	0.00	683,635.89
23199 RESERVE STUDY RESERVES	3,586.01	237.48	1,577.00	0.00	0.00	5,400.49
23201 PRIOR YEAR FUNDING	181,720.00	(181,720.00)	187,620.00	0.00	0.00	187,620.00
L23133 OUTDOOR EQUIPMENT RSRV	(604.42)	6.43	47.50	0.00	0.00	(550.49)
L23135 PAINT EXTERIOR RSRV	1,090,119.16	19,288.33	128,212.00	(315.86)	(91,000.00)	1,146,303.63
L23136 STRUCTURAL REPAIRS RSRV	2,015,024.79	58,600.66	918,200.63	(91,240.19)	(769,773.63)	2,130,812.26
N22911 UNDERGROUND UTILITY RSRV	(49,426.06)	1,993.25	13,802.50	0.00	(30,430.00)	(64,060.31)
N23017 CLUBHOUSE RENOVATION RSRV	377,760.70	4,288.43	28,509.50	0.00	(802.09)	409,756.54
N23130 MISCELLANEOUS RSRV	78,393.79	620.39	4,123.00	0.00	0.00	83,137.18
N23274 TENNIS COURT RSRV	100,193.56	1,874.99	12,464.00	0.00	0.00	114,532.55
N23275 GROUNDS RESERVE	(260,674.11)	14,973.82	299,063.00	0.00	(587,311.00)	(533,948.29)
N23282 TREE REMOVAL ANNUAL MAINT RSRV	154,538.39	14,973.82	100,000.00	0.00	(413,150.50)	(143,638.29)
N22991 POLE LIGHT REPAIRS RSRV	(9,659.00)	883.12	7,795.00	0.00	(24,020.00)	(25,000.88)
Z29000 PENDING RESERVE EXPENSE	0.00	0.00	0.00	0.00	(195.74)	(195.74)
TOTAL GENERAL RESERVES	11,098,656.20	0.00	3,109,118.82	(256,793.57)	(2,712,874.12)	11,238,107.33

NEPENTHE ASSOCIATION
INCOME STATEMENT
10/31/2023

c/o FirstService Residential
15241 Laguna Canyon Rd
Irvine CA 92618

FirstService Residential CA
15241 Laguna Canyon Road
Irvine CA 92618

----- ACTUAL	---MONTH--- BUDGETED	----- VARIANCE	G/L NUMBER	DESCRIPTION	----- ACTUAL	YEAR TO DATE BUDGETED	----- VARIANCE	ANNUAL BUDGET	\$ REMAINING IN BUDGET
REVENUE									
323,292.01	337,480	(14,187.99)	14000	HOMEOWNER ASSESSMENT REVENUE	3,370,144.34	3,374,800	(4,655.66)	4,049,760	679,615.66
(1,469.42)	2,000	(3,469.42)	14087	EASEMENT AGREEMENT	22,836.12	20,000	2,836.12	24,000	1,163.88
277.27	150	127.27	14101	INTEREST ON PAST DUE ASSESSMENTS	2,830.71	1,500	1,330.71	1,800	(1,030.71)
60.00	130	(70.00)	14110	KEY REVENUE	615.00	1,300	(685.00)	1,560	945.00
0.00	499	(499.00)	14113	CLUBHOUSE RENTAL	4,785.00	4,990	(205.00)	5,988	1,203.00
450.00	1,400	(950.00)	14122	INSURANCE REIMBURSEMENT	18,015.15	14,000	4,015.15	16,800	(1,215.15)
(572.00)	0	(572.00)	14132	MISCELLANEOUS REVENUE	454.45	0	454.45	0	(454.45)
271.49	0	271.49	14162	OPERATING INTEREST REVENUE	2,349.89	0	2,349.89	0	(2,349.89)
13,701.04	0	13,701.04	14163	RESERVE INTEREST REVENUE	407,943.69	0	407,943.69	0	(407,943.69)
0.00	0	0.00	14221	FACILITY RENTAL FEE	(600.00)	0	(600.00)	0	600.00
0.00	0	0.00	14229	RENTAL FEES	750.00	0	750.00	0	(750.00)
0.00	0	0.00	14357	RESERVE CONTRIBUTION	731,155.63	0	731,155.63	0	(731,155.63)
336,010.39	341,659	(5,648.61)		TOTAL REVENUE	4,561,279.98	3,416,590	1,144,689.98	4,099,908	(461,371.98)
RESERVE CONTRIBUTION									
412.50	275	(137.50)	19572	GYM/WORKOUT FACILITIES RESERVES	2,612.50	2,750	137.50	3,300	687.50
276.00	184	(92.00)	19660	PAINTING-INTERIOR RES	1,748.00	1,840	92.00	2,208	460.00
6,145.50	4,097	(2,048.50)	19714	CONCRETE REPAIR RESERVE	38,921.50	40,970	2,048.50	49,164	10,242.50
13,701.04	0	(13,701.04)	19803	GENERAL RESERVE INTEREST	407,943.69	0	(407,943.69)	0	(407,943.69)
105,781.50	70,521	(35,260.50)	19820	ROOF RESERVE	669,949.50	705,210	35,260.50	846,252	176,302.50
4,126.50	2,751	(1,375.50)	19822	POOL/SPA RESERVE	26,134.50	27,510	1,375.50	33,012	6,877.50
7,402.50	4,935	(2,467.50)	19827	FENCING RESERVE	46,882.50	49,350	2,467.50	59,220	12,337.50
15,715.50	10,477	(5,238.50)	19833	IRRIGATION RESERVE	99,531.50	104,770	5,238.50	125,724	26,192.50
555.00	370	(185.00)	19846	SIGN RESERVE	3,515.00	3,700	185.00	4,440	925.00
17,442.00	11,628	(5,814.00)	19878	PAVING RESERVE	110,466.00	116,280	5,814.00	139,536	29,070.00
249.00	166	(83.00)	19899	RESERVE STUDY	1,577.00	1,660	83.00	1,992	415.00
0.00	0	0.00	19901	PRIOR YR FUNDING	187,620.00	0	(187,620.00)	0	(187,620.00)
7.50	5	(2.50)	L19833	OUTDOOR EQUIPMENT RSRV	47.50	50	2.50	60	12.50
20,244.00	13,496	(6,748.00)	L19835	PAINTING EXTERIOR RESERVE	128,212.00	134,960	6,748.00	161,952	33,740.00
61,503.00	41,002	(20,501.00)	L19836	STRUCTURAL REPAIRS RSRV	918,200.63	410,020	(508,180.63)	492,024	(426,176.63)
2,092.50	1,395	(697.50)	N19611	UNDERGROUND UTILITY REPR RSV	13,802.50	13,950	147.50	16,740	2,937.50
927.00	618	(309.00)	N19691	POLE LIGHT REPR RSV	7,795.00	6,180	(1,615.00)	7,416	(379.00)
4,501.50	3,001	(1,500.50)	N19717	CLBHOUSE REMODEL INTERIOR RENOVATI	28,509.50	30,010	1,500.50	36,012	7,502.50
651.00	434	(217.00)	N19830	MISCELLANEOUS RSV	4,123.00	4,340	217.00	5,208	1,085.00
1,968.00	1,312	(656.00)	N19974	COMMON TENNIS CRT RSV	12,464.00	13,120	656.00	15,744	3,280.00
15,715.50	10,477	(5,238.50)	N19975	GROUNDS RSV	199,531.50	104,770	(94,761.50)	125,724	(73,807.50)
15,715.50	10,477	(5,238.50)	N19982	TREE REM/ ANNL MAINT RSV	199,531.50	104,770	(94,761.50)	125,724	(73,807.50)
295,132.54	187,621	(107,511.54)		TOTAL RESERVE CONTRIBUTION	3,109,118.82	1,876,210	(1,232,908.82)	2,251,452	(857,666.82)
40,877.85	154,038	(113,160.15)		AVAILABLE OPERATING REVENUE	1,452,161.16	1,540,380	(88,218.84)	1,848,456	396,294.84

NEPENTHE ASSOCIATION
INCOME STATEMENT
10/31/2023

c/o FirstService Residential
15241 Laguna Canyon Rd
Irvine CA 92618

FirstService Residential CA
15241 Laguna Canyon Road
Irvine CA 92618

----- ACTUAL	---MONTH--- BUDGETED	----- VARIANCE	G/L NUMBER	DESCRIPTION	----- ACTUAL	YEAR TO DATE BUDGETED	----- VARIANCE	ANNUAL BUDGET	\$ REMAINING IN BUDGET
OPERATING EXPENSES									
UTILITIES									
1,288.54	2,700	1,411.46	15101	ELECTRICITY	33,859.72	27,000	(6,859.72)	32,400	(1,459.72)
1,678.66	1,000	(678.66)	15102	GAS	18,370.48	10,000	(8,370.48)	12,000	(6,370.48)
90.10	900	809.90	15103	REFUSE COLLECTION	7,645.02	9,000	1,354.98	10,800	3,154.98
164.24	220	55.76	15105	TELEPHONE EXPENSE	1,933.36	2,200	266.64	2,640	706.64
8,038.38	4,027	(4,011.38)	15106	WATER	48,414.43	40,270	(8,144.43)	48,324	(90.43)
626.54	500	(126.54)	15155	INTERNET EXPENSE	5,977.28	5,000	(977.28)	6,000	22.72
11,886.46	9,347	(2,539.46)		TOTAL UTILITIES	116,200.29	93,470	(22,730.29)	112,164	(4,036.29)
LAND MAINTENANCE									
45,100.00	45,100	0.00	15500	CONTRACT LANDSCAPE SERVICE	461,200.00	451,000	(10,200.00)	541,200	80,000.00
0.00	0	0.00	15505	SPRINKLER REPAIR	2,880.00	0	(2,880.00)	0	(2,880.00)
7,524.00	528	(6,996.00)	15511	BACKFLOW DEVICE TEST	7,524.00	5,280	(2,244.00)	6,336	(1,188.00)
52,624.00	45,628	(6,996.00)		TOTAL LAND MAINTENANCE	471,604.00	456,280	(15,324.00)	547,536	75,932.00
COMMON AREA									
3,675.00	2,500	(1,175.00)	16020	CONTRACT POOL/SPA SERVICE	34,200.00	25,000	(9,200.00)	30,000	(4,200.00)
0.00	0	0.00	16022	POOL EQUIPMENT REPAIR	1,060.00	0	(1,060.00)	0	(1,060.00)
0.00	250	250.00	16027	POOL INSPECTION	3,024.72	2,500	(524.72)	3,000	(24.72)
0.00	0	0.00	18457	PLUMBING REPAIR	2,090.00	0	(2,090.00)	0	(2,090.00)
0.00	0	0.00	18501	EXPENSES TO BE REIMBURSED	(354.31)	0	354.31	0	354.31
0.00	1,300	1,300.00	18524	MATERIAL SUPPLIES	8,593.82	13,000	4,406.18	15,600	7,006.18
1,506.75	50	(1,456.75)	18526	PEST CONTROL	4,806.75	500	(4,306.75)	600	(4,206.75)
2,958.66	1,800	(1,158.66)	18531	JANITORIAL SERVICE	23,378.66	18,000	(5,378.66)	21,600	(1,778.66)
0.00	150	150.00	18532	JANITORIAL SUPPLIES	1,371.90	1,500	128.10	1,800	428.10
0.00	0	0.00	18534	FIRE EXTINGUISHER	178.71	0	(178.71)	0	(178.71)
0.00	0	0.00	18564	SPECIAL SECURITY	(136.00)	0	136.00	0	136.00
545.12	500	(45.12)	18579	PATROL SERVICE	4,381.62	5,000	618.38	6,000	1,618.38
32,456.00	6,250	(26,206.00)	18736	GUTTER & DOWNSPOUT CLEANING	45,466.00	62,500	17,034.00	75,000	29,534.00
4,397.00	625	(3,772.00)	18767	REPAIR & MAINTENANCE	15,867.69	6,250	(9,617.69)	7,500	(8,367.69)
0.00	140	140.00	18905	KITCHEN SUPPLIES	912.75	1,400	487.25	1,680	767.25
0.00	85	85.00	18986	FITNESS CONTRACT	659.25	850	190.75	1,020	360.75
45,538.53	13,650	(31,888.53)		TOTAL COMMON AREA	145,501.56	136,500	(9,001.56)	163,800	18,298.44
MANAGEMENT/ON-SITE ADMIN EXP									
150.00	150	0.00	18001	COMMUNITY WEBSITE	1,638.00	1,500	(138.00)	1,800	162.00
90.51	100	9.49	18003	COMMUNITY EVENTS/PROGRAMS	(521.17)	1,000	1,521.17	1,200	1,721.17
7,800.00	8,190	390.00	19109	CONTRACT MANAGEMENT	78,000.00	81,900	3,900.00	98,280	20,280.00
425.58	0	(425.58)	19010	PENDING P-CARD EXPENSE 7	425.58	0	(425.58)	0	(425.58)

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----- ACTUAL	---MONTH--- BUDGETED	----- VARIANCE	G/L NUMBER	DESCRIPTION	----- ACTUAL	YEAR TO DATE BUDGETED	----- VARIANCE	ANNUAL BUDGET	\$ REMAINING IN BUDGET
0.00	158	158.00	19101	CPA SERVICES	2,245.00	1,580	(665.00)	1,896	(349.00)
0.00	0	0.00	19104	FEDERAL TAX EXPENSE	44,079.00	0	(44,079.00)	0	(44,079.00)
0.00	0	0.00	19105	FRANCHISE TAX BOARD	17,679.00	0	(17,679.00)	0	(17,679.00)
0.00	50	50.00	19106	TAXES & LICENSES	602.00	500	(102.00)	600	(2.00)
495.00	1,000	505.00	19108	GENERAL COUNSEL SERVICE	25,279.03	10,000	(15,279.03)	12,000	(13,279.03)
3,609.50	3,000	(609.50)	19111	MANAGEMENT REIMBURSABLE	34,249.74	30,000	(4,249.74)	36,000	1,750.26
0.00	20	20.00	19112	POSTAGE, ON-SITE	174.35	200	25.65	240	65.65
0.00	60	60.00	19117	DUES & PUBLICATIONS	1,498.88	600	(898.88)	720	(778.88)
35.00	35	0.00	19119	BANK FEES	350.00	350	0.00	420	70.00
7,268.86	20,025	12,756.14	19124	ON-SITE STAFF	188,482.29	200,250	11,767.71	240,300	51,817.71
1,040.00	750	(290.00)	17209	PAYROLL PROCESSING FEES	5,720.00	7,500	1,780.00	9,000	3,280.00
(1,041.09)	0	1,041.09	19126	DELINQUENCY MONITORING	(12,206.29)	0	12,206.29	0	12,206.29
0.00	100	100.00	19132	OPERATING CONTINGENCY	2,545.45	1,000	(1,545.45)	1,200	(1,345.45)
0.00	0	0.00	19143	LEGAL-COLLECTIONS	4,018.87	0	(4,018.87)	0	(4,018.87)
340.35	300	(40.35)	19172	ACCOUNTING REIMBURSABLES	3,610.85	3,000	(610.85)	3,600	(10.85)
(422.80)	0	422.80	19174	AMS COLLECTION EXPENSE	647.08	0	(647.08)	0	(647.08)
0.00	70	70.00	19178	PROPERTY TAX	114.17	700	585.83	840	725.83
3,859.12	8,000	4,140.88	19247	PAYROLL TAXES & BENEFITS	92,275.51	80,000	(12,275.51)	96,000	3,724.49
126.63	120	(6.63)	19295	ON-SITE OFFICE SUPPLIES	2,452.70	1,200	(1,252.70)	1,440	(1,012.70)
0.00	435	435.00	19382	COPIER LEASE	4,176.08	4,350	173.92	5,220	1,043.92
0.00	50	50.00	19442	CLAC CONTRIBUTION	0.00	500	500.00	600	600.00
23,776.66	42,613	18,836.34		TOTAL MANAGEMENT/ON-SITE ADMIN E	497,536.12	426,130	(71,406.12)	511,356	13,819.88
				INSURANCE					
32,442.70	11,333	(21,109.70)	19107	INSURANCE	123,406.06	113,330	(10,076.06)	135,996	12,589.94
31,467.00	31,467	0.00	DC19307	FLOOD INSURANCE	314,670.00	314,670	0.00	377,604	62,934.00
63,909.70	42,800	(21,109.70)		TOTAL INSURANCE	438,076.06	428,000	(10,076.06)	513,600	75,523.94
197,735.35	154,038	(43,697.35)		TOTAL OPERATING EXPENSES	1,668,918.03	1,540,380	(128,538.03)	1,848,456	179,537.97
(156,857.50)	0	(156,857.50)		NET INCOME/(LOSS)	(216,715.87)	0	(216,715.87)	0	216,715.87

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REVENUE													
14000 HOMEOWNER ASSESSMENT REVENUE	308976	327494	364641	317190	341554	324699	353293	343085	322812	366647	312932	323292	4006614
14087 EASEMENT AGREEMENT	0	0	5477	0	5653	0	5829	0	0	7347	0	-1469	22836
14101 INTEREST ON PAST DUE ASSESMEN	1	660	294	185	109	64	594	329	156	804	18	277	3492
14110 KEY REVENUE	0	20	0	60	70	40	10	135	105	125	10	60	635
14113 CLUBHOUSE RENTAL	445	495	1335	505	825	0	475	0	985	660	0	0	5725
14122 INSURANCE REIMBURSEMENT	0	450	0	0	0	0	14536	1309	1046	450	225	450	18465
14132 MISCELLANEOUS REVENUE	200	0	0	65	0	0	705	-451	0	-455	1162	-572	654
14162 OPERATING INTEREST REVENUE	211	182	207	193	218	213	258	0	484	261	245	271	2743
14163 RESERVE INTEREST REVENUE	29046	28759	37845	121257	51846	22838	37749	37186	41353	25685	18485	13701	465748
14221 FACILITY RENTAL FEE	0	0	0	0	0	0	-600	0	0	0	0	0	-600
14229 RENTAL FEES	0	0	0	0	0	0	750	0	0	0	0	0	750
14357 RESERVE CONTRIBUTION	0	0	202708	0	0	0	0	528448	0	0	0	0	731156
14372 PAST OWNERS REVENUE	0	607	0	0	0	0	0	0	0	0	0	0	607
TOTAL REVENUE	338878	358667	612507	439455	400274	347853	413598	910040	366941	401524	333077	336010	5258825
RESERVE CONTRIBUTION													
19572 GYM/WORKOUT FACILITIES RESERVE	142	285	0	275	275	275	275	275	275	0	550	413	3040
19660 PAINTING-INTERIOR RES	96	192	0	184	184	184	184	184	184	0	368	276	2036
19714 CONCRETE REPAIR RESERVE	2061	4123	0	4097	4097	4097	4097	4097	4097	0	8194	6146	45106
19803 GENERAL RESERVE INTEREST	29046	28759	37845	121257	51846	22838	37749	37186	41353	25685	18485	13701	465748
19820 ROOF RESERVE	37186	74371	0	70521	70521	70521	70521	70521	70521	0	141042	105782	781507
19822 POOL/SPA RESERVE	1430	2859	0	2751	2751	2751	2751	2751	2751	0	5502	4127	30424
19827 FENCING RESERVE	2519	5038	0	4935	4935	4935	4935	4935	4935	0	9870	7403	54440
19833 IRRIGATION RESERVE	4726	9452	0	10477	10477	10477	10477	10477	10477	0	20954	15716	113710
19846 SIGN RESERVE	195	391	0	370	370	370	370	370	370	0	740	555	4101
19878 PAVING RESERVE	5487	10974	0	11628	11628	11628	11628	11628	11628	0	23256	17442	126927
19899 RESERVE STUDY	72	145	0	166	166	166	166	166	166	0	332	249	1794
19901 PRIOR YR FUNDING	0	0	187620	0	0	0	0	0	0	0	0	0	187620
L19833 OUTDOOR EQUIPMENT RSRV	2	5	0	5	5	5	5	5	5	0	10	8	55
L19835 PAINTING EXTERIOR RESERVE	7178	14356	0	13496	13496	13496	13496	13496	13496	0	26992	20244	149746
L19836 STRUCTURAL REPAIRS RSRV	18876	37753	1894	41002	41002	41002	41002	567790	41002	0	82004	61503	974830
N19611 UNDERGROUND UTILITY REPR RSV	496	991	550	1395	1395	1395	1395	1395	1395	0	2790	2093	15290
N19691 POLE LIGHT REPR RSV	0	0	264	618	618	618	618	2278	618	0	1236	927	7795
N19717 CLBHOUSE REMODEL INTERIOR RENO	1576	3151	0	3001	3001	3001	3001	3001	3001	0	6002	4502	33237
N19830 MISCELLANEOUS RSV	1624	3248	0	434	434	434	434	434	434	0	868	651	8995
N19974 COMMON TENNIS CRT RSV	692	1384	0	1312	1312	1312	1312	1312	1312	0	2624	1968	14540
N19975 GROUNDS RSV	4726	9452	100000	10477	10477	10477	10477	10477	10477	0	20954	15716	213710
N19982 TREE REM/ ANNL MAINT RSV	4726	9452	100000	10477	10477	10477	10477	10477	10477	0	20954	15716	213710
TOTAL RESERVE CONTRIBUTION	122856	216381	428172	308878	239467	210459	225370	753255	228974	25685	393727	295133	3448355
AVAILABLE OPERATING REVENUE	216023	142286	184334	130577₉	160807	137394	188228	156785	137967	375840	-60650	40878	1810470

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OPERATING EXPENSES														
UTILITIES														
15099	PENDING UTILITY EXPENSE	452	0	0	0	0	0	0	0	0	0	0	452	
15101	ELECTRICITY	6647	0	3238	3867	3243	3241	2814	2815	3254	3790	6309	1289	40507
15102	GAS	2979	2787	2890	3368	3770	2262	1016	1332	1209	335	509	1679	24136
15103	REFUSE COLLECTION	806	805	902	913	912	893	951	2724	111	64	85	90	9256
15105	TELEPHONE EXPENSE	265	265	264	260	260	164	164	164	164	164	164	164	2462
15106	WATER	4893	4886	5271	4281	5262	4260	5398	5267	4291	5382	965	8038	58193
15155	INTERNET EXPENSE	0	566	566	577	582	582	596	596	626	627	599	627	6543
	TOTAL UTILITIES	16042	9308	13132	13265	14028	11403	10940	12898	9655	10361	8632	11886	141550
LAND MAINTENANCE														
15500	CONTRACT LANDSCAPE SERVICE	42000	84000	45100	45100	45100	45100	45100	55300	45100	45100	45100	45100	587200
15505	SPRINKLER REPAIR	0	0	2880	0	0	0	0	0	0	0	0	0	2880
15511	BACKFLOW DEVICE TEST	0	0	0	0	0	0	0	0	0	0	0	7524	7524
	TOTAL LAND MAINTENANCE	42000	84000	47980	45100	45100	45100	45100	55300	45100	45100	45100	52624	597604
COMMON AREA														
16020	CONTRACT POOL/SPA SERVICE	3375	3225	2475	3375	3375	3825	3525	3375	3375	3525	3675	3675	40800
16022	POOL EQUIPMENT REPAIR	1135	-2360	0	825	0	0	0	235	0	0	0	0	-165
16027	POOL INSPECTION	0	0	1350	0	0	0	1675	0	0	0	0	0	3025
18457	PLUMBING REPAIR	0	0	2090	0	0	0	0	0	0	0	0	0	2090
18501	EXPENSES TO BE REIMBURSED	0	0	0	0	-354	0	0	0	0	0	0	0	-354
18524	MATERIAL SUPPLIES	55	508	385	583	1528	1101	533	972	1552	677	1263	0	9157
18526	PEST CONTROL	0	0	1250	950	0	0	0	600	150	350	0	1507	4807
18531	JANITORIAL SERVICE	2190	2190	2190	2490	2490	0	4980	2490	2490	3290	0	2959	27759
18532	JANITORIAL SUPPLIES	0	117	343	606	0	0	423	0	0	0	0	0	1489
18534	FIRE EXTINGUISHER	0	0	0	0	0	0	0	0	0	179	0	0	179
18564	SPECIAL SECURITY	0	0	0	0	0	0	-136	0	0	0	0	0	-136
18579	PATROL SERVICE	2002	1168	459	484	477	363	381	498	551	0	623	545	7552
18736	GUTTER & DOWNSPOUT CLEANING	0	32456	0	4185	4050	1215	185	2430	945	0	0	32456	77922
18767	REPAIR & MAINTENANCE	10827	-3344	515	-1630	2643	582	1141	6104	0	325	1791	4397	23350
18905	KITCHEN SUPPLIES	59	257	21	71	148	160	0	109	234	0	169	0	1229
18986	FITNESS CONTRACT	0	0	0	95	95	0	0	180	0	0	289	0	659
	TOTAL COMMON AREA	19643	34217	11079	12035	14451	7247	12706	16993	9297	8346	7810	45539	199361
MANAGEMENT/ON-SITE ADMIN EXP														
18001	COMMUNITY WEBSITE	0	300	0	300	150	150	438	0	150	150	150	150	1938

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18003 COMMUNITY EVENTS/PROGRAMS	0	430	0	427	-1404	106	-320	507	0	72	0	91	-92
19109 CONTRACT MANAGEMENT	7800	7800	7800	7800	7800	7800	7800	7800	7800	7800	7800	7800	93600
19010 PENDING P-CARD EXPENSE	0	0	0	0	0	0	393	0	-393	0	0	426	426
19101 CPA SERVICES	0	0	0	0	0	2005	240	0	0	0	0	0	2245
19104 FEDERAL TAX EXPENSE	0	-25284	0	0	0	0	0	0	44079	0	0	0	18795
19105 FRANCHISE TAX BOARD	0	-6920	0	0	0	0	0	0	17679	0	0	0	10759
19106 TAXES & LICENSES	0	0	0	0	0	602	0	0	0	0	0	0	602
19108 GENERAL COUNSEL SERVICE	0	2948	0	6518	1806	0	0	0	0	14796	1665	495	28227
19111 MANAGEMENT REIMBURSABLE	3320	3320	4070	3960	3620	925	6312	3610	3610	3610	925	3610	40891
19112 POSTAGE, ON-SITE	0	0	0	50	0	39	0	0	0	0	86	0	174
19117 DUES & PUBLICATIONS	0	0	0	1179	0	320	0	0	0	0	0	0	1499
19119 BANK FEES	35	35	35	35	35	35	35	35	35	35	35	35	420
19124 ON-SITE STAFF	10896	12743	20394	17006	22830	25504	17384	8179	17237	26663	26017	7269	212121
17209 PAYROLL PROCESSING FEES	520	520	520	520	520	520	520	520	520	520	520	1040	6760
19126 DELINQUENCY MONITORING	-693	-1625	-1710	-883	-1185	-541	-2138	-1584	-1129	-1651	-346	-1041	-14524
19132 OPERATING CONTINGENCY	0	0	0	0	0	0	0	2545	0	0	0	0	2545
19143 LEGAL-COLLECTIONS	-2700	0	0	0	0	0	0	0	-321	197	4142	0	1319
19172 ACCOUNTING REIMBURSABLES	433	593	659	428	411	0	713	375	359	326	0	340	4637
19174 AMS COLLECTION EXPENSE	830	-84	925	-232	1398	295	172	-735	170	-923	0	-423	1393
19178 PROPERTY TAX	0	0	0	0	0	0	0	0	0	114	0	0	114
19247 PAYROLL TAXES & BENEFITS	5431	6354	10604	8372	10736	11475	8667	4444	8926	13508	11684	3859	104061
19295 ON-SITE OFFICE SUPPLIES	26	203	141	116	31	1	255	886	607	26	262	127	2682
19382 COPIER LEASE	443	443	920	955	477	0	0	0	278	482	1064	0	5061
TOTAL MANAGEMENT/ON-SITE ADM	26341	1776	44359	46548	47224	49236	40472	26582	99609	65725	54004	23777	525653
INSURANCE													
19107 INSURANCE	11419	17408	11370	11370	11370	11370	11370	11370	11370	11370	0	32443	152233
DC1930 FLOOD INSURANCE	74754	26047	26906	27000	27000	27000	49429	31467	31467	31467	31467	31467	415471
TOTAL INSURANCE	86173	43455	38276	38370	38370	38370	60799	42837	42837	42837	31467	63910	567704
TOTAL OPERATING EXPENSES	190199	172755	154825	155318	159175	151356	170017	154611	206498	172369	147013	197735	2031872
<i>NET INCOME/(LOSS)</i>	<i>25824</i>	<i>-30469</i>	<i>29509</i>	<i>-24741</i>	<i>1633</i>	<i>-13962</i>	<i>18211</i>	<i>2216</i>	<i>-68531</i>	<i>203470</i>	<i>-207663</i>	<i>-156858</i>	<i>-221361</i>