



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

December 6, 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. Will Vizzard also provided a brief report on the siding project. Additionally, Markus Dascher and Bill Henle announced that Paul Reeves will be in attendance at the January 3, 2024, Board Meeting to provide an update on the siding, fencing and painting project.

**B. GENERAL MANAGER'S REPORT**

The Board accepted the work order report provided by General Manager, Dusty Favichia. Additionally, Dusty Favichia provided an update on Russo Insurance, and announced that the Board will be meeting with Wood Rodgers, a Civil Engineering Company, on December 12, 2023, to discuss efforts pertaining to the water meters and the City of Sacramento's meter project implementation within Nepenthe. The General Manager also responded to Board inquiries regarding the work order process for fencing repairs, as well as inquires relating to roof evaluation costs.

**IV. COMMITTEE UPDATES**

Each Committee Chair or representative provided a verbal report in addition to any meeting minutes provided previously. Member at Large Christina George provided a detailed report on behalf of the Grounds Committee which included discussion, and a power point presentation on recent shrub removals within the community in conjunction with the siding project work. Assembly Bill 1572 was also briefly discussed.

## V. HOMEOWNER CORRESPONDENCE

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

## VI. UNFINISHED BUSINESS

### A. HOMEOWNER COMMENT AND CORRESPONDENCE FOLLOW UP

The Board stated that written follow up answers for the November 2023 Open Forum can be found in the published Board Packet for this meeting, December 6, 2023, on the Nepenthe Website.

## VII. NEW BUSINESS

### A. MINUTES APPROVAL

Resolved

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

**Motion:** CHERYL NELSON

**Second:** WILLIAM HENLE TRUSTEE

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

**NAYs:** None

► *Resolved*  
*The motion passed*

### B. FINANCIALS

Resolved

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. Additionally, Bill Henle provided a brief Treasurer's Report.

### C. ARCHITECTURAL COMMITTEE: RECOMMENDATIONS

Resolved

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

\*As clarified in the December 2023 Newsletter the correct address for this Architectural Application is: 712 Elmhurst Circle.

**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*

### D. 11.14.2023 LIEN RESOLUTION

Resolved

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

**Motion:** WILLIAM HENLE TRUSTEE

**Second:** CHERYL NELSON

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

**NAYs:** None

► *Resolved*  
*The motion passed*

**VIII. HOMEOWNER FORUM**

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

**IX. NEXT BOARD MEETING**

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

**X. ADJOURN**

The meeting adjourned at 7:36 pm.



APPROVED



DATE