

NEPENTHE ASSOCIATION
Open Session

Nepenthe Clubhouse
April 3 2024 – 6:00 PM



NEPENTHE ASSOCIATION

Open Session

April 3, 2024 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=bDJDalMycUswQ0ZPSU81Y05jeVF6dz09>

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 April 3, 2024, 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 April 3, 2024 Executive Session:

(To be announced in the meeting)

III. REPORTS

A. CONSTRUCTION MANAGER'S REPORT

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

Supporting Documents

[📎 *Nepenthe Monthly Report March 2024.pdf*](#) 6
[📎 *Nepenthe Change Order Log Updated 3.21.24.pdf*](#) 24

B. GENERAL MANAGER'S REPORT

Nicole Marks, General Manager, has submitted the enclosed work order report for March 2024 (Open Work Orders as of March 28th) and Management Report for review.

Supporting Documents

[📎 *Management Report - 04.03.24.docx*](#) 53
[📎 *Open Work Orders as of 03.28.24.pdf*](#) 55

IV. COMMITTEE UPDATES

A. ARCHITECTURAL COMMITTEE

This item serves as a placeholder for the Board to receive, review and discuss any report or update from the Architectural Committee.

Supporting Documents

[📎 *2024-03-14 ARC Minutes.docx*](#) 67

B. OUTREACH COMMITTEE

This item serves as a placeholder for the Board to receive, review and discuss any report or update from the Outreach Committee.

Supporting Documents

[📎 *Outreach minutes 031324.pdf*](#) 70

C. ILS COMMITTEE

This item serves as a placeholder for the Board to receive, review and discuss any report or update from the ILS Committee.

Supporting Documents

[📎 *March ILS Minutes.pdf*](#) 75

D. GROUNDS COMMITTEE

Background

Linda Cook has submitted her resignation from the Grounds Committee.

Proposed Resolution

The Board appoints Jim Shaw as interim chair of the Grounds Committee.

Supporting Documents

[📎 *03-31-24 Minutes, Grounds Committee \(pdf\).pdf*](#) 77

E. FINANCE COMMITTEE

This item serves as a placeholder for the Board to receive, review and discuss any report or update from the Finance Committee.

Supporting Documents

[Minutes FC 3.25.24.docx](#) 80

F. ELECTION/NOMINATING COMMITTEE

This item serves as a placeholder for the Board to receive, review and discuss any report or update from the Election/Nominating Committees.

Supporting Documents

[Slate of candidates, 2024.docx](#) 83

V. HOMEOWNER CORRESPONDENCE

A. HOMEOWNER CORRESPONDENCE - 04.03.24

Attached for Board review is correspondence from the Membership to provide comments/feedback.

Supporting Documents

[1. Alice Suitt.pdf](#) 85

[2. Bill White.pdf](#) 88

[2A. Bill White.jpeg](#) 90

[3. Julie Lane.pdf](#) 92

B. HOMEOWNER COMMENT/CORRESPONDENCE FOLLOW UP - 03.06.24

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

Supporting Documents

[FNL APRIL HO Meeting Response .docx](#) 99

VI. NEW BUSINESS

A. OPEN SESSION MINUTES - MARCH 6, 2024

Proposed Resolution

The Board approves the Open Session Minutes dated March 6, 2024 as presented.

Supporting Documents

[OpenSession_03062024_Minutes.pdf](#) 105

▶ **Action Required:** Board Review & Resolution

B. FINANCIAL STATEMENT - FEBRUARY 2024

Proposed Resolution

The Board accepts the Association’s income statement for February 2024 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 \$197,631.61 and year-to-date reserve funding of \$267,358.94 compared to the year-to-date reserve funding budget of \$395.128. The actual year-to-date operating expenses were \$416,862.33. The budgeted year-to-date operating expenses were \$344,370. The association has \$143,087.70 in operating funds, which represents 0.39 months of budgeted expenses and reserve contributions. The association has \$10,660,139.48 in reserve funds.

Supporting Documents

[February 2024 - Financials for the Membership.pdf](#) 110

C. 2023 TAXES & YEAR-END FINANCIAL REVIEW

Background

Management has received the Year-End Financials and Taxes from the Association's CPA.

Proposed Resolution

The Board approves the taxes and to send the 2022-2023 Annual Financial Review prepared by Levy, Erlanger & Company, LLP to the membership within 120 days of fiscal year end.

▶ **Action Required: Board Review & Resolution**

D. RESOLUTION TO RECORD LIEN

Background

WHEREAS, Section 5673 of the California Civil Code requires that, the decision to record a lien for delinquent assessments shall be made only by the Board of Directors of the association and may not be delegated to an agent of the association; and

WHEREAS, Section 5660 of the California Civil Code requires that a warning letter be sent by certified mail to the owner of record at least 30 days prior to recording a lien; and

WHEREAS, the Association has sent this letter and the 30 days has or will soon expire; and WHEREAS, as of the date of this report payment has not been received to pay the delinquent assessment amount on the properties listed below

Proposed Resolution

NOW THEREFORE BE IT RESOLVED that the Board of Directors approves by a majority vote of the board members present at a duly called open meeting for FirstService Residential to record a lien on the separate interests/accounts listed below on behalf of the association and to mail a copy of the recorded lien to all known owners and addresses once the 30 days has elapsed from the mailing of the warning letter and no payment has been received.

Date	Account No.	Total Amount Due	Approved	Denied
3/11/24	2079-04	\$2,083.91		
3/11/24	2356-01	\$2,994.24		

VII. 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.

VIII. NEXT BOARD MEETING

The Association's next open Board meeting will be held May 1, 2024, at 6:00 pm.

IX. ADJOURN

Nepenthe Monthly Report March 2024.pdf



Dry Rot and Painting Project
Phase One 2022-2023-2024
Phase Two 2024-2025
Phase Three 2025- 2027
Monthly Project Report For March 2024

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-2024

Location: Sacramento, CA



1. Project Overview, Phase #1	2-3
2. Phase #2 Update	4
3. Phase #3 Update	4
3. Phase #1 Cost Management	5
4. Phase #1 Invoice Control	6-13

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

1. Project Overview- March 2024:

Here's an update on Dura Temp siding: The manufacturer has confirmed that the product will be available for the next two phases.

Phase #1.

We have had slower progress, which continued in March due to rain. I have asked CPR for a schedule update. Expect that after this week's rain.

Nicole and I had our pre-inspection of the patio landscaping at 500 to 516 DB. We will have our next inspection of the 300 to 308 in the coming weeks, and the timing will depend on the weather.

FYI- No addresses start with 400 or 600 in the center area of Dunbarton.

An update on the progress of phase #1 is below.

The homeowner has re-graded the soil against the patio walls at 1016 DB. I will keep an eye on it for completion.

The homeowner at #720 DB had heart surgery and requested that we wait one month before we start making noise on her home so she can recover.

1. Dry rot repairs and painting are completed at building unit addresses-
Up to 800 Dunbarton Cir. With 808 DB pending, the patio area.
2. Dry rot repairs are completed at 708 Dunbarton Cir.

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-2024

Location: Sacramento, CA



3. Repairs are in process at 710 to 712 Dunbarton. Weather permitting, they will be completed in approximately two weeks. A few change orders are to be completed at 700- 708 Dunbarton. If the weather cooperates, they should be done in a week.

4. Painters will schedule painting, weather permitting, as soon as possible.

5. The next units on the repair list are 500 TO 516 Dumbarton, then 300 to 308 Dunbarton.

As of 3/21, 128 units of the 172 are completed in phase #1.

6. **Change order log-** Due to its size, it has been moved to its own attachment dated 3/21/24. This shows \$90,985.34 in change orders pending approval at this time. They should be approved by the time you get this. I will include them in my numbers below.

The total adjusted contract amount for siding and fence repairs is at the bottom of the C/O.

Log, pending, and approved change orders are \$2,048,614.17 % The log includes the 128 units completed and the next ten units to be done, representing 138.

The cost per unit of siding and fences was \$14,845.03 each, up \$592.53 from last month. Expect this change to be up/down per month.

We have 33 homes and one pool house left in phase one. Dry rot and fence 34 x \$14,845.03 = \$504,731.02.

The painter has \$98,000.00 left to invoice; they have No change orders.

The total for the remaining 33 homes and pool house is \$602,731.02. This number will change up or down as we finish these last homes.

That would make our total for phase #1 Dry rot siding and fence repairs \$2,553,345.19.

Total phase #1 siding, fencing repairs, and paint \$2,651,345.19

7. Changes to Cost Management and Invoice Control for February are highlighted in yellow.

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-2024

Location: Sacramento, CA



2. Phase #2.

The due date for proposals was 3/1. With the issues in early March over the availability of the siding, the proposal and due date were moved back twice, and the final date was 3/15.

There are errors in the proposals we received. I am working with the estimators to correct these. I will send my report for phase #2 proposals separately.

We expect to start phase #2 as soon as phase #1 is complete, in July 2024.

We have been getting requests from homeowners concerned about the dry rot damage they see. I have been inspecting them to see if there is a high likelihood of water getting in this year. If there is, we will get repair estimates and request approval. If they can wait until their repairs are scheduled in phase #2, I will put them on a watch list and look at them in the spring of 2025 if we have not completed that part of phase #2.

3. Phase #3. There has been no Change from February.

We have been getting requests from homeowners concerned about the dry rot damage they see. If there is a high likelihood of water getting in this year. I have been inspecting them and getting estimates for repairs. Then, ask for approval to repair. If they can wait until their repairs are scheduled in phase #3, I will put them on a watch list and look at them in the spring of 2025, the same as phase #2.

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 Siding & Trim	\$669,639.49			\$2,040,750.31 Includes Change Orders Invoiced	\$1,789,475.18	
CPR Construction	Change Orders Siding & Trim		\$873,272.68				
CPR Construction	Original Contract Fencing	\$153,218.39					
CPR Construction	Change Orders Fencing		\$349,484.49				
CPR Construction	Total Retention to date	\$194,214.80					
CPR Construction	Total Retention Invoiced	\$156,587.05			Included Above	Included Above	
CPR Construction	Permits			\$13,399.58	Included Above	Included Above	
Progressive Painting	Painting Original Contract	\$306,250.00			\$208,250.00	\$199,500.00	
	TOTAL PAID TO ALL ABOVE				Invoiced Value \$2,249,000.31	Value Paid \$2,087,626.96	

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,	\$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

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-2024

Location: Sacramento, CA



CPR Construction	Siding Repair	1262	Units 711,713,715,717,719, Including Change Orders	Total Due Minus Retention \$109,770.15	COMPLETE	APPROVED	PAID
Contractor	Scope	IN#	Description	Value	Status Of Work	Status of Invoice	Status of Payment
CPR Costruction	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	1280	See Detail on invoice.	Total Due Includes Retention Invoiced \$100,823.87	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

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-2024

Location: Sacramento, CA



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
CPR Construction	Siding Repair	1320	See Detail on invoice	Due This invoice \$104,367.03	COMPLETE	APPROVED	PAID
CPR Construction	Siding Repair	1321	Retention	Due This invoice \$30,000.00	COMPLETE	APPROVED	PAID
CPR Construction	Siding Repair	1332	See Detail on invoice	Due This invoice \$82,885.37	COMPLETE	APPROVED	PAID

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-2024

Location: Sacramento, CA



CPR Construction	Siding Repair	1337	See Detail on invoice	Due This invoice \$133,263.53	COMPLETE	APPROVED	PAID
CPR Construction	Siding Repair	1342	See Detail on invoice	\$70,080.75	COMPLETE	APPROVED	PAID
CPR Construction	Siding Repair	1354	See Detail on invoice	\$54,021.57	COMPLETE	APPROVED	PENDING
CPR Construction	Siding Repair	1360	See Detail on invoice	\$98,651.78	COMPLETE	APPROVED	PENDING
Contractor	Scope	IN#	Description	Value	Status of Work	Status of Invoice	Status of Payment

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-2024

Location: Sacramento, CA



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
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

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-2024

Location: Sacramento, CA



Progressive Painting	Paint	17406	Painting	\$14,000.00	COMPLETE	APPROVED	PAID
Progressive Painting	Paint	17419	Painting	\$7,000.00	COMPLETE	APPROVED	PAID
Progressive Painting	Paint	17438	Painting	\$7,000.00	COMPLETE	APPROVED	PAID
Contractor	Scope	IN#	Description	Value	Status of Work	Status of Invoice	Status of Payment
Progressive Painting	Paint	17445	Painting	\$7,000.00	COMPLETE	APPROVED	PAID
Progressive Painting	Paint	17452	Painting	\$14,000.00	COMPLETE	APPROVED	PAID
Progressive Painting	Paint	17457	Painting	\$10,500.00	COMPLETE	APPROVED	PAID
Progressive Painting	Paint	17460	Painting	\$8,750.00	COMPLETE	APPROVED	PENDING
			TOTAL APPROVED	Invoiced Value \$2,249,000.31			
			TOTAL APPROVED, NOT PAID	\$161,373.35			

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-2024

Location: Sacramento, CA



			TOTAL PENDING APPROVAL	0			
			TOTAL PAID	\$2,087,626.96			

End Report.

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting
Phase One 2022-2023-2024
Location: Sacramento, CA



Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting
Phase One 2022-2023-2024
Location: Sacramento, CA



Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting
Phase One 2022-2023-2024
Location: Sacramento, CA



Nepenthe Change Order Log Updated 3.21.24.pdf



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

Date: March 21, 2024 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 If 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	Additionla 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
COR #246	Additional Siding and Trim Unit #1110 Supplemental to COR#224	\$653.45			Additional Siding and Trim
COR #247	Fence Repairs Unit #1329 Commons			\$2,337.51	Additional Fence Repairs
COR #248	Additional Siding and Trim Unit #808 Dunbarton			\$7,874.24	Additional Siding and Trim
COR #249	Additional Siding and Trim Unit #810 Dunbarton			\$8,909.00	Additional Siding and Trim

COR #250	Additional Siding and Trim Unit #812 Dunbarton			\$9,020.01	Additional Siding and Trim
COR #251	Fence Repairs Unit #810-812 Dunbarton			\$5,155.55	Additional Fence Repairs
COR #252	Additional Siding and Trim Unit #1016 Dunbarton Supplemental to COR#230			\$840.40	Additional Siding and Trim
COR #253	Fence Repairs Unit #1012 Dunbarton			\$4,116.91	Additional Fence Repairs
COR #254	Additional Siding and Trim Unit #1014 Dunbarton Supplemental to COR#229			\$612.86	Additional Siding and Trim
COR #255	Additional Siding and Trim Unit #1018 Dunbarton Supplemental to COR#231			\$2,475.42	Additional Siding and Trim
COR #256	Exposed Beam Repairs Unit #1020 Supplemental to COR#232			\$2,964.21	Exposed Beam Repairs at Patio
COR #257	Rear Fence Repairs 1012 Dunbarton			\$2,922.58	Fence Repairs and replacement
COR #258	Exposed Beam Repairs Unit #1020 Supplemental to COR#256			\$614.03	Additional Siding and Trim Repairs
COR #259	Fence Repairs 1020 Dunbarton			\$1,251.73	Fence Repairs
COR #260	Additional Siding and Trim 1102 DB Supplemental to COR#234			\$1,074.60	Additional Siding and Trim Repairs

COR #261	Additional Siding and Trim 1104 DB Supplemental to COR#235			\$353.87	Additional Siding and Trim Repairs
COR #262	Additional Siding and Trim Unit #1010 Dunbarton			\$10,154.98	Additional Siding and Trim
COR #263	Additional Siding and Trim Unit #1008 Dunbarton			\$4,848.31	Additional Siding and Trim
COR #264	Fence Repairs 1010 Dunbarton			\$12,702.91	Fence Repairs
COR #265	Additional Siding and Trim Unit #1000 Supplemental to COR#239			\$299.15	Additional Siding and Trim
COR #266	Additional Siding and Trim Unit #1002 Supplemental to COR#240			\$278.59	Additional Siding and Trim
COR #267	Additional Siding and Trim Unit #1004 Supplemental to COR#241			\$730.18	Additional Siding and Trim
COR #268	Additional Siding and Trim Unit #810 Supplemental to COR#249			\$1,087.77	Additional Siding and Trim
COR #269	Additional Siding and Trim Unit #800 Dunbarton			\$8,117.96	Additional Siding and Trim
COR #270	Additional Siding and Trim Unit #802 Dunbarton			\$8,565.60	Additional Siding and Trim

COR #271	Additional Siding and Trim Unit #804 Dunbarton			\$15,882.18	Additional Siding and Trim
COR #272	Additional Siding and Trim Unit #806 Dunbarton			\$7,203.26	Additional Siding and Trim
COR #273	Fence Repairs 800, 802 and 804 Dunbarton			\$11,778.60	Fence Repairs
COR #274	Additional Siding and Trim Unit #116 Dunbarton			\$15,041.11	Additional Siding and Trim
COR #275	Fence Repairs 116 Dunbarton			\$834.79	Fence Repairs
COR #276	Additional Siding and Trim Unit #706 Dunbarton			\$7,660.57	Additional Siding and Trim
COR #277	Additional Siding and Trim Unit #708 Dunbarton			\$9,154.10	Additional Siding and Trim
COR #278	Additional Siding and Trim Unit #710 Dunbarton			\$13,892.64	Additional Siding and Trim
COR #279	Additional Siding and Trim Unit #712 Dunbarton			\$3,999.53	Additional Siding and Trim
COR #280	Additional Siding and Trim Unit #714 Dunbarton			\$8,361.65	Additional Siding and Trim
COR #281	Fence Repairs 706-714 Dunbarton			\$29,478.83	Fence Repairs
COR #282	Additional Siding and Trim Unit #808 Supplemental to COR#248			\$343.52	Additional Siding and Trim
COR #283	Additional Siding and Trim Unit #810 Supplemental to COR#268			\$1,867.37	Additional Siding and Trim

COR #284	PERMIT FEES			\$2,396.16	PERMIT FEES
COR #285	Additional Siding and Trim Unit #800 Supplemental to COR#269			\$332.70	Additional Siding and Trim
COR #286	Additional Siding and Trim Unit #802 Supplemental to COR#270			\$967.47	Additional Siding and Trim
COR #287	Fence Repairs 800 Dunbarton			\$7,537.51	Fence Repairs
COR #288	Additional Siding and Trim Unit #116 Supplemental to COR#274			\$932.04	Additional Siding and Trim
COR #289	Additional Siding and Trim Unit #1008 DB Supplemental to COR#263			\$2,157.75	Additional Siding and Trim
COR #290	Additional Siding and Trim Unit #1010 DB Supplemental to COR#262			\$919.42	Additional Siding and Trim
COR #291	Additional Siding and Trim Unit #708 DB Supplemental to COR#277			\$2,764.00	Additional Siding and Trim
COR #292	Additional Siding and Trim Unit #708 DB Supplemental to COR#291			\$966.00	Additional Siding and Trim
COR #293	Additional Siding and Trim Unit #802 DB Supplemental to COR#286			\$977.72	Additional Siding and Trim
COR #294	Fence Repairs 812 Dunbarton			\$2,686.30	Fence Repairs

COR #295	Additional Siding and Trim Unit #718 Dunbarton			\$5,443.93	Additional Siding and Trim
COR #296	Additional Siding and Trim Unit #720 Dunbarton	\$12,247.95			Additional Siding and Trim
COR #297	Fence Repairs 718-720 Dunbarton			\$14,071.79	Fence Repairs
COR #298	Additional Siding and Trim Unit #702 Dunbarton			\$10,379.97	Additional Siding and Trim
COR #299	Additional Siding and Trim Unit #704 Dunbarton			\$13,335.48	Additional Siding and Trim
COR #300	Fence Repairs 702 Dunbarton			\$3,207.80	Fence Repairs
COR #301	Drywall Abatement 708 Dunbarton			\$3,082.35	Abatement
COR #302	Additional Siding and Trim Unit #706 DB Supplemental to COR#276			\$825.39	Additional Siding and Trim
COR #303	Additional Siding and Trim Unit #716 Dunbarton			\$12,480.30	Additional Siding and Trim
COR #304	Additional Siding and Trim Unit #714 DB Supplemental to COR#280	\$278.59			Additional Siding and Trim
COR #305	Additional Siding and Trim Unit #716 DB Supplemental to COR#303	\$1,200.24			Additional Siding and Trim

COR #306	Additional Siding and Trim Unit #1018 DB Supplemental to COR#255	\$566.37			Additional Siding and Trim
COR #307	Additional Siding and Trim Unit #700 Dunbarton	\$9,261.61			Additional Siding and Trim
COR #308	Fence Repairs 700 Dunbarton	\$8,803.08			Fence Repairs
COR #309	Additional Siding and Trim Unit #510 Dunbarton	\$10,135.64			Additional Siding and Trim
COR #310	Additional Siding and Trim Unit #512 Dunbarton	\$12,129.80			Additional Siding and Trim
COR #311	Additional Siding and Trim Unit #514 Dunbarton	\$7,859.43			Additional Siding and Trim
COR #312	Additional Siding and Trim Unit #516 Dunbarton	\$9,099.26			Additional Siding and Trim
COR #313	Fence Repairs 510-516 Dunbarton	\$18,749.92			Fence Repairs
TOTALS		\$90,985.34	\$19,883.71	\$1,131,771.83	
TOTAL ORIGINAL CONTRACT AMOUNT				\$822,857.00	
TOTAL ADJUSTED CONTRACT AMOUNT				\$1,954,628.83	

Management Report - 04.03.24.docx

Management Report

Board Meeting Date: April 3, 2024

Nicole Marks, General Manager

- **Councilman Eric Guerra:** The Councilman recently stopped by the Saturday Coffee Group and discussed putting together a forum and address some concerns and questions from Nepenthe residents. If you have any questions or feedback for the Councilman, please send them to Nicole Marks at Nicole.Marks@fsresidential.com.
- **Dumpster Delivery:** *Let's get ready for Spring Cleaning:* On May 9, 2024, Republic Waste will be dropping a total of four (4) large dumpster containers, two (2) each for Elmhurst Circle and Dunbarton Circle residents, to use for that much needed spring cleaning! Please be courteous when disposing of items in the container – Make sure that ALL items you are disposing of make it into the container. No one wants to see random items / trash left in the Common Area that did not make it to the container. The containers will remain until Monday, May 13, 2024 when Republic will return to remove all 4 from the community. Start collecting your unwanted items so you don't miss this opportunity!
- **Gutter Cleaning:** The March 2024 gutter cleaning has been completed. Please reach out to Management if you have any issues or concerns regarding the quality of the work.
- **Enforcement of CC&Rs:** Management will begin regular compliance walks starting in April to provide enforcement of the CC&Rs consistently. Please ensure your home is in compliance with the governing documents. If you have any questions or concerns regarding the CC&Rs, please reach out to your Management team.

Open Work Orders as of 03.28.24.pdf



Work Orders Nepenthe Association

WO#: 1200892	Status: Open	Progress Code: In-Progress
Unit/Common Area: Landscape		Category: Irrigation
Date Created: 03/27/2024	Date Completed:	Vendor: *FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:		
Description: Per Carson: Please provide a work order for the following irrigation repairs: 1 A 75 1331 Commons Dr. Repair (1) broken Netafim Line Replace (1) 6" Round Box 2 B 32 1396 Commons Dr. Relace (1) broken sprinkler 3 C 16 1009 Dunbarton Cir. Replace (1) weeping valve 5 E 18 1149 Vanderbilt Way Replace (1) weeping valve 6 F 66 208 Vanderbilt Way Replace (1) leaking rotor 70 210 Vanderbilt Way Replace (2) 1804 for 1806 for best coverage Replace (2) leaking sprinklers Repair (1) broken lateral line 71 206 Vanderbilt Way Proper grade (1) sprinkler		
History Items:	Date:	Type: Description:
<hr/>		
WO#: 1200869	Status: Open	Progress Code: Request Sent
Unit/Common Area: 705 Elmhurst Cir		Category: Siding
Date Created: 03/27/2024	Date Completed:	Vendor: Critical Path Reconstruction Inc
Schedule Completion Date:		
Description: CPR please check the siding, water is dripping from the corner of the roof to the window seal Please let me know if this can hold till siding repair		
History Items:	Date:	Type: Description:
<hr/>		
WO#: 1200837	Status: Open	Progress Code: Request Sent
Unit/Common Area: 100 Dunbarton Cir		Category: Lighting
Date Created: 03/27/2024	Date Completed:	Vendor: RIVER CITY ELECTRIC
Schedule Completion Date:		
Description: RCE Please replace breaker at 100 Dunbarton. All lights along that area are not working. Thank you,		
History Items:	Date:	Type: Description:
	03/27/2024	Other Call Office noticed on walk
<hr/>		
WO#: 1200657	Status: Open	Progress Code: Request Sent
Unit/Common Area: Zone 4 Landscape		Category: Landscaping
Date Created: 03/26/2024	Date Completed:	Vendor: *FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:		
Description: Please repair the failure two-wires reported /23 04:16 AM Med From: Moisture Sensor - SB02959 Message:biSensor 1: MS 1 Two-wire Communication Failure: Unable to talk with this device. Device = SB02959 03/23 04:16 AM Med From: Moisture Sensor - SB03535 Message:biSensor 3: MS 3 Two-wire Communication Failure: Unable to talk with this device. Device = SB03535		

Report Date : 03/28/2024

Page 1 of 11



Work Orders
Nepenthe Association



Work Orders Nepenthe Association

History Items:	Date:	Type:	Description:
WO#: 1200454		Status: Open	Progress Code: Request Sent
Unit/Common Area: 310 Elmhurst Cir			Category: Down spout
Date Created: 03/25/2024		Date Completed:	Vendor: ADVANCED ROOF DESIGN INC
Schedule Completion Date:			
Description: ARD The second story unit, patio downspout needs to be replaced please. Thank you,			
History Items:	Date:	Type:	Description:
	03/25/2024	Vendor Call	per Bailey Boys report
WO#: 1200391		Status: Open	Progress Code: In-Progress
Unit/Common Area: 1248 Vanderbilt Way			Category: Gutter
Date Created: 03/25/2024		Date Completed:	Vendor: Critical Path Reconstruction Inc
Schedule Completion Date:			
Description: CPR According to our gutter cleaning vendor, "The high gutter in the backyard separated from the coupler." Please reattach. Thank you,			
History Items:	Date:	Type:	Description:
	03/25/2024	Vendor Call	per the bailey boys report.
	03/27/2024	Work Order Update	03.27.24 - Work is currently in progress per vendor
WO#: 1200382		Status: Open	Progress Code: Request Sent
Unit/Common Area: 2283 Swarthmore Dr			Category: Down spout
Date Created: 03/25/2024		Date Completed:	Vendor: ADVANCED ROOF DESIGN INC
Schedule Completion Date:			
Description: ARD According to our gutter cleaning vendor, the downspout on the far left when you walk into the patio needs to be replaced. Thank you,			
History Items:	Date:	Type:	Description:
	03/25/2024	Vendor Call	Per the Bailey Boys report.
WO#: 1199860		Status: Open	Progress Code: Request Sent
Unit/Common Area: Zone 6 Landscape			Category: Irrigation
Date Created: 03/21/2024		Date Completed:	Vendor: *FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			



Work Orders Nepenthe Association

Description:	Per Oscar: "We have a broken main line and some soil erosion plus all valves are full with soil and need to be cleanup And also need to install rock inside the valves and Berry creek Rock around the valves has we have in other locations" Please make repairs as needed in Zone 6		
History Items:	Date:	Type:	Description:
	03/21/2024	Owner Call	The homeowner came in saying Comcast cut the line.
WO#: 1199830	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1426 Commons Dr		Category:	Irrigation
Date Created: 03/21/2024	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description:	Carson There is an irrigation leak in the drip line by the front door of 1426 Commons. Please let the office know the work that was done. If the cost of the repair is a big amount, Comcast will be held liable as they are the ones who cut/nicked it when burying some lines.		
History Items:	Date:	Type:	Description:
	03/21/2024	Owner Call	The homeowner came in saying Comcast cut the line.
WO#: 1199618	Status: Open	Progress Code:	Received
Unit/Common Area: Landscape		Category:	Irrigation
Date Created: 03/20/2024	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description:	Carson There is a sprinkler that broke off at 1105 Dunbarton. It's near the front door and caused mud to puddle on the sidewalk. A drip line next to 1449 University along the redwood trees next to the parking lot is damaged and spewing water.		
History Items:	Date:	Type:	Description:
	03/20/2024	Owner Call	Nina white brought 1105 to our attention HO called about 1449
WO#: 1199256	Status: Open	Progress Code:	In-Progress
Unit/Common Area: 1217 Vanderbilt Way		Category:	Landscape
Date Created: 03/19/2024	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description:	From Resident: "Dear friends, Attached is a picture from our living room out our south-facing window. Please note that the shrubs block about two-thirds of the window. We are requesting that you arrange to have these shrubs trimmed, not only in front of the window but also about 3 feet to the right of the window. Please request that they be trimmed down to the top of the lower section of the window. Thank you. Jo Weber"		



Work Orders Nepenthe Association

History Items:	Date:	Type:	Description:
	03/19/2024	Work Order Update	03.19.24 - Nicole will review with Oscar during Wednesday meeting
WO#: 1199255	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1461 University Ave		Category:	Landscape
Date Created: 03/19/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description:	From Resident: "Lawn in my front yard is on a slope and will not grow grass. Please try to put grass in the dirt area."		
History Items:	Date:	Type:	Description:
	03/19/2024	Work Order Update	03.19.24 - This request has been forwarded to the grounds chair/board liaison for next steps.
	03/27/2024	Work Order Update	03.27.24 - Service request has been given to the grounds committee for review and recommendations
WO#: 1199100	Status: Open	Progress Code:	Request Sent
Unit/Common Area: Zone 6 Landscape		Category:	Drainage
Date Created: 03/18/2024	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description:	Please assess and repair the drainage located around 102 Elmhurst for any clogged drains. Thank you!		
History Items:	Date:	Type:	Description:
WO#: 1198744	Status: Open	Progress Code:	In-Progress
Unit/Common Area: 1009 Dunbarton Cir		Category:	Tree Maintenance
Date Created: 03/15/2024	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description:	From Resident: "This is the 2nd request for trimming a branch of a tree that is next to my patio, outside my fence. The branch is not a supporting limb. It extends into my patio and sheds leaves and ornamental fruit into my patio at a constant pace. It is quite messy and prevents my patio from ever looking tidy. The fruit is mashed into the stone each time I step out. I have seen trucks out trimming trees and wondered when it will get to my tree. Since I put in a request last fall with pictures. So please trim this branch before it begins to fruit."		
History Items:	Date:	Type:	Description:
	03/15/2024	Work Order Update	03.15.24 - Received service request, forwarded to Paul at the Grove for evaluation



Work Orders Nepenthe Association

03/20/2024	Work Order Update	03.20.24 - Received update from Paul: "this tree is a crabapple, it's in good health overall for the age of the tree, we could remove the branch she's requesting and I believe the tree would be fine. The tree due to the proximity to the patio and the height will still likely drop the fruit and leave in the patio so removing this limb will not make the issue disappear entirely it will help to minimize the amount." Paul also stated that he would include this tree in the annual maintenance pruning.	
03/27/2024	Work Order Update	03.27.24 - Tree will be service during the annual tree pruning	
WO#: 1198709		Status: Open	Progress Code: Received
Unit/Common Area: 1012 Dunbarton Cir		Category:	Landscape
Date Created: 03/15/2024		Date Completed:	Vendor: Nepenthe Grounds Committee
Schedule Completion Date:			
Description: From Resident: "The landscapers removed 3 trees in the area between my home and the home next door. They planted 3 small ground cover size plants; then removed 2; now just 1 small plant remains (pic attached). Prox 3 months ago, I requested to Nirmal to plant a Japanese maple like the one planted and now removed from the front of 1018 dunbarton. I now again request that a Japanese maple be planted near my home"			
History Items:			
Date:	Type:	Description:	
03/19/2024	Work Order Update	03.19.24 - This request has been forwarded to the grounds chair/board liaison for next steps.	
03/27/2024	Work Order Update	03.27.24 - Service request has been given to the grounds committee for review and recommendations	
WO#: 1198707		Status: Open	Progress Code: Received
Unit/Common Area: 102 Elmhurst Cir		Category:	Irrigation
Date Created: 03/15/2024		Date Completed:	Vendor: *FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description: From Resident: "There is a drain at the southeast corner of my front yard, and it is completely blocked with mud and debris. The result is a muddy slick on the path. When someone has a chance, could that be taken care of as well?"			
History Items:			
Date:	Type:	Description:	
03/15/2024	Work Order Update	03.15.24 - Received email from owner, sent work order to Carson for evaluation	
WO#: 1198695		Status: Open	Progress Code: Received
Unit/Common Area: 2 COLBY Ct		Category:	Landscape
Date Created: 03/15/2024		Date Completed:	Vendor: Nepenthe Grounds Committee
Schedule Completion Date:			



Work Orders Nepenthe Association

Description:	From Resident: "Request rock or planting along side fence, rock preferred please - no ivy please"		
History Items:	Date:	Type:	Description:
	03/19/2024	Work Order Update	03.19.24 - This request has been forwarded to the grounds chair/board liaison for next steps.
	03/27/2024	Work Order Update	03.27.24 - Service request has been given to the grounds committee for review and recommendations
<hr/>			
WO#: 1198678	Status: Open	Progress Code:	Received
Unit/Common Area: 1182 Vanderbilt Way		Category:	Landscape
Date Created: 03/15/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description:	From Resident: "Front door area - no grass - they keep mowing over mud spots. Tree in front of home needs spray - bugs. Side of home no grass and there is one dead tree and a huge pine tree that needs trimming."		
History Items:	Date:	Type:	Description:
	03/15/2024	Work Order Update	03.15.24 - Received service request, forwarding to zone stewards for recommendations
	03/27/2024	Work Order Update	03.27.24 - Service request has been given to the grounds committee for review and recommendations
<hr/>			
WO#: 1198676	Status: Open	Progress Code:	Received
Unit/Common Area: 1182 Vanderbilt Way		Category:	Landscape
Date Created: 03/15/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description:	From Resident: "Second or third request. Please replace bush at my front door that someone took away. Since I am right on the street the area is barren from the street looking at the condos."		
History Items:	Date:	Type:	Description:
	03/15/2024	Work Order Update	03.15.24 - Received service request in office, forwarding to zone stewards for recommendations
	03/27/2024	Work Order Update	03.27.24 - Service request has been given to the grounds committee for review and recommendations
<hr/>			
WO#: 1198674	Status: Open	Progress Code:	Work to be Verified
Unit/Common Area: 1569 University Ave		Category:	Landscape
Date Created: 03/15/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description:	From Resident: "Replace plants on sides of walkway to front door with: Black stem pittosorum elfin (an evergreen bush that grows to 2' high and 2' wide) - this will be at our expense, no cost to Association"		



Work Orders Nepenthe Association

History Items:	Date:	Type:	Description:
	03/12/2024	Other Call	Hi Nirmal, I submitted a request to change the plants by my front entrance walk-way a little over a week ago. When is it anticipated that I will receive an answer? The plan is to take out the old existing plants and replace them with younger more healthy plants that currently are spread throughout the CC community. The cost of the plants and hiring a person to do the work will be my personal expense. Thank you...Tom Sessums @ 1569 University Ave
	03/15/2024	Work Order Update	03.15.24 - Received service request in office, forwarding to zone stewards for recommendation
	03/27/2024	Work Order Update	03.27.24 - Service request has been given to the grounds committee for review and recommendations
<hr/>			
WO#: 1197473	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1390 Commons Dr		Category:	Gutter
Date Created: 03/08/2024	Date Completed:	Vendor:	ADVANCED ROOF DESIGN INC
Schedule Completion Date:			
Description:	ARD This unit had suffered from some storm damage to the gutter in the front right which we submitted WO #1911518. After speaking to ARD, the WO was completed as the gutter was repaired but the fascia is damaged. Please repair the fascia.		
History Items:	Date:	Type:	Description:
	03/08/2024	Owner E-mail	HO emailed request. - agreed to wait till 3/11/12 to send WO to ARD to talk more about the damage- open for now.
<hr/>			
WO#: 1197313	Status: Open	Progress Code:	In-Progress
Unit/Common Area: Cabana- Dunbarton		Category:	Door
Date Created: 03/07/2024	Date Completed:	Vendor:	Critical Path Reconstruction Inc
Schedule Completion Date:			
Description:	CPR Board has approved the proposal for Dunbarton Double Door NTE : \$31,661.64 at last night meeting. Thanks.		
History Items:	Date:	Type:	Description:
<hr/>			
WO#: 1197233	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 814 Elmhurst Cir		Category:	Installation
Date Created: 03/06/2024	Date Completed:	Vendor:	ADVANCED ROOF DESIGN INC
Schedule Completion Date:			

Report Date : 03/28/2024

Page 8 of 11



Work Orders Nepenthe Association

Description:	ARD This unit is missing the front gutter, downspout and water diverter. Please install. Please call Jane at 606-267-5263 Thank you.		
History Items:	Date:	Type:	Description:
	03/06/2024	Vendor Call	Mike- Elite confirmed parts are missing.
WO#: 1196664	Status: Open	Progress Code:	In-Progress
Unit/Common Area: 1182 Vanderbilt Way		Category:	Fences
Date Created: 03/04/2024	Date Completed:	Vendor:	Critical Path Reconstruction Inc
Schedule Completion Date:			
Description:	CPR please check the fence and inform the office if this needs to be repaired now or can wait until phase repair. Also check for the dry rots on the siding and if it can wait Barbara--916-922-5225		
History Items:	Date:	Type:	Description:
	03/27/2024	Work Order Update	03.27.24 - Work was approved and is currently in progress per the vendor
WO#: 1196291	Status: Open	Progress Code:	Request Sent
Unit/Common Area: General		Category:	Handyman
Date Created: 03/01/2024	Date Completed:	Vendor:	ELITE Service Experts
Schedule Completion Date:			
Description:	Mike please see the map attached. On slow days please inspect and clean all the signs, lights and benches. Anything broken or missing let me know. Start from Zone 1. Please do take pictures of work done. thanks		
History Items:	Date:	Type:	Description:
WO#: 1195856	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1245 Vanderbilt Way		Category:	Gate - Back Gate
Date Created: 02/28/2024	Date Completed:	Vendor:	Critical Path Reconstruction Inc
Schedule Completion Date:			
Description:	CPR Please inspect her backgate and let the office know if this can wait until Phase repair or needs to be done soon. Thanks		
History Items:	Date:	Type:	Description:
	03/27/2024	Work Order Update	03.27.24 - Work was approved and repairs are currently in progress per the vendor
WO#: 1195746	Status: Open	Progress Code:	In-Progress
Unit/Common Area: 709 Dunbarton Cir		Category:	Landscaping
Date Created: 02/27/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			



Work Orders Nepenthe Association

Description: After removal of fallen and damaged deodar cedars on the east side of our house in August last year, the bare slope was planted with 9 English laurels. The flat area below, which was scraped clean during the removal operation, a line of euonymus bushes replaced the ivy and spotty grass and tree roots that had existed there for years. This work has created 4 problems: 1) drainage to a nearby sump grate was interrupted and much water and leaves and mud flow around the drain and into the alley. 2) a damaged birch tree had not yet been removed so a gap was left on the line of euonymus which had not yet been completed since the birch was removed. 3) a tiny little rose was placed outside our window to replace a kangaroo paw bush and looks out of place there. and 4) we still have piles of broken branches in the same spot which have not been cleaned up. I have photos, but a trip out here would be more useful to understand. I have been cleanin =up these piles a little each week in our organics wasted bin. Lastly could you please tell us if the two remaining, leaning and damaged cedars are slated for removal? Jae messaged Paul about this but we never heard and are wondering if that is a reason for delaying the completion of the project.

History Items:	Date:	Type:	Description:
	03/19/2024	Work Order Update	03.19.24 - This request has been forwarded to the grounds chair/board liaison for next steps.
	03/27/2024	Work Order Update	03.27.24 - Service request has been given to the grounds committee for review and recommendations

WO#: 1192398	Status: Open	Progress Code: Received
Unit/Common Area: Zone 4 Landscape		Category: Landscape
Date Created: 02/08/2024	Date Completed:	Vendor: *FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:		

Description: Carson The board has approve the proposal for zone drains NTE \$21800.00 at last nights board meeting. thanks

History Items:	Date:	Type:	Description:

WO#: 1192258	Status: Open	Progress Code: Request Sent
Unit/Common Area: 1105 COMMONS Dr		Category: Roof Leak
Date Created: 02/07/2024	Date Completed:	Vendor: ADVANCED ROOF DESIGN INC
Schedule Completion Date:		

Description: ARD 1105 Commons is having a massive leak that is soaking into both floors of the dining room downstairs and the guest room directly above it upstairs. They believe it is going through the walls because they do not see any visible signs on the second-floor ceiling and because it is soaking the carpet on both floors. Please inspect and repair as needed. Please call the homeowner, Taylor, for scheduling, (209) 598-2293

History Items:	Date:	Type:	Description:
	02/07/2024	Owner Call	Homeowner called.



Work Orders Nepenthe Association

02/13/2024	Vendor Call	<p>I spoke with Taylor Toledo today to schedule and appointment, but she mentioned that they have an insurance adjuster coming out on Wednesday to assess the home. Based on what their findings are, she would like to call back to inspect the roof, since it is believed that it is not a roof leak.</p> <p>What would you like for us to do?</p> <p>Thank you,</p>
------------	-------------	--

2024-03-14 ARC Minutes.docx

NEPENTHE ARCHITECTURAL REVIEW COMMITTEE MINUTES
Friday, March 22, 2024

The regular meeting scheduled for March 14 was postponed because of illness, and the meeting was rescheduled for and held on March 22, 2024, Friday, at 4:30 pm.

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

Members absent: Allen Davenport, Lee Blachowicz (on leave).

Also absent: Markus Dascher, Board Liaison.

A. Introductions. None.

B.1. Homeowner requests not voted on:

1. **1396 Commons Drive** – Patio hardscape replacement is requested in this 7000F model. The original aggregate concrete patio is to be replaced with pavers in Antiqued Flat Top style in Gray Charcoal Tan color laid in a herringbone pattern utilizing the Permalast Layered Install System which is comprised of four layers. The contractor is to be System Pavers of Santa Ana. Within the backyard the pavers comprising the walkway will extend to the backyard gate. As for drainage, the contractor states in the diagram that the paving system will provide a 2% grade to the west, to the direction of the alley and common areas. Also requested was the installation of a buried downspout extension running south under the fence, perpendicular to the exterior wall and the fence, emerging into the common area. However, the recommendation of the Grounds Committee, following consultation, is not to allow such a straight buried downspout extension because there is not a suitable location for the drain to emerge in the area. Rather, the recommendation is to create a buried downspout extension that turns 90-degree and either emerges within the fenced backyard and dissipates the water within the yard or runs the length of the yard to emerge under the fence on the west side into the planted common area near the alley. We are waiting to hear from the homeowner.

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

2. **1013 Dunbarton Circle** – Security cameras installation is requested in this 5500 model. Two ARLO wireless, battery-powered video cameras are to be installed, one above the front door and one over the garage door. Voting was conducted by email on February 26, 2024, with all four active members voting yes. External color: Before applying the homeowner had communicated to the committee that he was unwilling to paint the white housings of his cameras and gave several reasons. At our meeting, along with other points of the security cameras section of the criteria, we discussed this requirement, and agreed to ask the Board to approve our dropping this painting requirement, beginning with this application.
Approval Recommended.

3. **1015 Dunbarton Circle** – Windows replacement is requested in this 5500 model. Only two sliding windows are to be replaced with Simonton Daylight Max windows and Simonton Madeira Contemporary Patio Doors with the exterior color being Simonton’s “Bronze” via a retrofit installation. The two windows are the living room and the second-story master bedroom window directly above it; these windows have a configuration divided into ¼-1/2-1/4, and the new windows will retain this configuration. The contractor is to be C.E.C.S. A City permit is required by City codes. Voting was conducted by email on March 23, 2024, with all four active members voting yes. **Approval Recommended.**

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

B.2.B. Homeowner Requests Not Recommended for Approval: none.

C. Old Business: none.

D. New Business:

Reviewed were Paul’s suggested updates to the HVAC Questionnaire and the criteria for Security Cameras. Some edits were made. The members present agreed with the updates to these documents.

E. Estoppel Inspections: Several have been performed.

F. Notices of Completion: None.

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

Outreach minutes 031324.pdf

AMENDED
Nepenthe Outreach Committee Meeting Minutes
March 13, 2024
4:00PM
Nepenthe Clubhouse

Present:

Marcy Best, Chair
Nancy Arndorfer
Jan Beale
Pat Furukawa
Marie Louise Nelson-Graves
Gerry Gelfand
Theresa McCrackin
Bonnie Jacobson
Hallie Henle
Ann Bennett
Yvonne delBiaggio
Carol Duke
Tonae Hasik
Joan Barrett, Secretary
Cheryl Nelson, Board Liaison

Not Present:

Jan Beale

Guest:

Karen Lowrey

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

There were no corrections to the February minutes.

Old Business

There were no **new residents** to report this month. **Hallie** announced that she is looking to relinquish the task of contacting new residents and asked for someone to take on the creation of the new resident package and

make the contact with new homeowners. **Carol** has volunteered to take on the new residents contact.

There was no **Treasury Report** this month according to **Marcy** as there has been little activity as of late. Ann said that she is still waiting for reimbursement for her receipts.

Hallie updated the reimbursement form and submitted a draft for committee approval, all were on board with the form.

Karen reported for Jan that the kitchen is now orderly and announced that Nicole and the staff would take over gathering the used cups after coffee and run them in the dishwasher.

Event Update

A summary of the upcoming events and the chairs for each event (with gaps) for the coming year was distributed by Marcy.

Spring Egg Hunt

Tonae and Pat will co-chair the event. Tonae reported that the Women's Club of Campus Commons has committed to donate \$100.00 toward the egg hunt; a first and most welcome, nod to cooperation. She said that they have asked the grounds crew not to mow so that the grass is more 'egg-hidable' and to refrain from watering the playground area prior to the event., Tonae and Pat are looking for a volunteer bunny to don a costume and said that they have bunny ears for the helpers. They are still looking for donations of candy for the egg stuffing which will occur on March 23rd, after coffee.

Jazz at the Pool is renamed Music at the Pool

There are musicians scheduled for the June and September performances per **Marcy**, chair.

Bunco

Gerry, Hallie & Theresa announced that the Bunco event was such a success that participants wanted to see it happen more regularly, such as bi-monthly. The prizes amounted to \$50.00 spent for this event but a discussion of the cost of prizes ongoing should be less and if an entry fee should be charged and if the prizes should be cash paid out to the winners instead of prizes. Nicole weighed in to say that she sees nothing to prevent cash prizes in the rules. Gerry still wants physical prizes. It was decided to have the **next Bunco on April 18th from 6-8:00PM** and to ask the participants how they would like to receive prizes. **Name tags** will be issued at the next Bunco.

Homeowners Forums

Outreach Community Forum, Theresa reported on the committee comprised of Carol, Nancy and herself. The Community Forum would be held on a Saturday or Sunday afternoon in September. It will include a panel discussion followed by some time for people to mingle and ask questions of committee representatives and Board Members. Both ILS and Finance Committees have forums planned in the coming months.

Board Election- Karen mentioned that If there are no new applicants for the Nepenthe Board by the cut off date of March 29th, there will be an 'Election by Acclimations' per the election rules. It was later learned that this option is not applicable this year. The **Candidates Forum** will be April 13th.

Outreach members will set up and provide light refreshments **Pat** will find people who wish to ask questions and provide the microphone. **Theresa** will be the timekeeper for candidate statements once again.

Classical Music

Tonae proposed that we could partner with schools and universities to hire musicians to have up to four events a year, 2 at Nepenthe and 2 at Campus Commons. She imagines that there could be a small entry fee to supplement the payments for each musician at appropriately \$100.00.

The meeting was adjourned at 5:32PM.

Respectfully submitted ,

Joan Barrett, Secretary

Information to the Board

There is no information to 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, April 10th at 4:00PM- Nepenthe Clubhouse

March ILS Minutes.pdf

ILS Committee Meeting

Date: March 12, 2024

Time: 5:30 p.m.

Attendees: Nancy Arndorfer, Chair-person Ricardo Pineda, Member
 Leslie Arnal, Member Bill Olmsted, Member

1. Minutes from February 12, 2024 approved.
2. AED machine report: Request for purchase not approved by the Board. Certain comments and questions were raised by one or more Board members, but the questions do not appear in the Board minutes. *The ILS committee would like to find out what those questions are so that they can be specifically addressed by the committee. Also, the Board should consider having first aid kits readily available to the users of the facilities.*
3. Flood Insurance Forum: Board did not approve the holding of a flood insurance forum. (The first of two forums was to address the levies only, not the insurance.) The Board wants to know who will speak prior to approving and assigning a date. The ILS committee replies that it cannot provide specific names, because that will depend on the date. The ILS committee represents that the speakers will be subject matter experts from Army Corp of Engineers, American River Flood Control District, and the California Department of Water Resources.
 - *ILS committee requests that the Board approve the holding of a flood insurance forum, organized by the ILS committee, and that the Board assign a date, so that they in turn can schedule speakers from the agencies noted above.*
4. Perimeter fencing: Leslie Arnal reports that John Baker had looked into this before during his tenure as President, specifically along Howe Ave and along the levy. The project would likely be more difficult than our neighbor's fence, because along Howe Avenue we have more vegetation and trees and because our property line may not be well defined. Ricardo Pineda advises that there is a certain area below the levy (15' in from the "toe") which is reserved for the Central Valley Flood Protection Board's use to maintain the levy's. Therefore, we would need to determine exactly where we could put a fence on the non-river side of the levy. The committee would like to look into this further.
5. *In light of the activity at Dunbarton pool, the ILS committee would like to ask the Board whether the Board would like the committee to explore the cost of over night or 24 hour private patrol service or City police department service.*

6:45 p.m end of meeting. Next meeting is scheduled for April 9, 2024.

03-31-24 Minutes, Grounds Committee (pdf).pdf

Minutes
Grounds Committee Meeting
Thursday, March 21, 2024 at 3 pm
Nepenthe Clubhouse & Via Zoom

Members Present

Linda Cook, Chair & Zone 1 Steward
Theresa McCrackin, Zone 1
Jim Shaw, Zone 2
Diane Durawa, Zone 2
Liza Tafoya, Zone 3
Pam Livingston, Zone 4

Kathryn Schmid, Zone 4
Don Ellwanger, Zone 5
Joan Trotta, Zone 6
Kathy Waugh, Zone 6
Jan Beale, Zone 7

Also Present

Christina George, Board Liaison
Nicole Marks, General Manager
Oscar Lopez, Carson

Members Absent

Joleen Hecht, Zone 3
Jean Dascher, Zone 5

Homeowners Present

Tom Sessums, Carol Duke, Nina White, Cheryl Nelson, Ashley Tangeraas,
Mary Gray

Agenda Items

Linda Cook called the meeting to order at 3:00 pm.

Approval of February Minutes

A motion was made by **Jan Beale** and seconded by **Pam Livingston** to approve the Minutes for the February 15, 2024 meeting. Minutes approved.

Zone Walks

Committee members discussed improvements to Zone Walk scheduling and procedures. This discussion will continue at our April meeting.

AB 1572 and Future Landscaping Materials

Christina George, Board Liaison, and **Nicole Marks**, General Manager, as well as several Board members recently attended a meeting to learn more about Assembly Bill 1572, the Bill that would restrict the use of potable (drinking) water on grass that serves an aesthetic purpose only. To meet the provisions of the Bill, changes to Nepenthe's landscape would, most likely, be limited to replacing small tracts of nonfunctional turf with more water-saving ground cover.

Discussion about Nepenthe's future use of water-saving landscaping materials will continue as we learn more about the requirements of the Bill.

Landscape Remediations at 2023 Tree Removal Sites, Zones 1-6

During the next two weeks, Zone Stewards, **Oscar Lopez** (Carson), and the Board Liaison will meet at 2023 tree removal sites to make plans for remediation.

2024 Tree Walk Schedule

The Zone Stewards received the schedule for their 2024 Tree Walks with arborist, **Paul Dubois**. They will begin on March 25 with Zone 1.

Change to April Meeting Date of Grounds Committee

The date for the April meeting of the Grounds Committee has been changed to April 29.

Meeting Adjourned at 4:40 pm.

Next Grounds Committee Meeting:

April 29, 2024 at 3 pm

tm

Minutes FC 3.25.24.docx

Minutes – Finance Committee Meeting

March 25, 2024, 4:30 pm

Present at last meeting: Will Vizzard (m), Tara Foust (m), Don Landsittel (m), Nina White (m), Susan Timmer (m), Nicole Marks (Manager), Bill Henle (Board liaison) Observers: Courtenay Delfin, Carol Duke, Karen Lowrey, Cheryl Nelson, Don Ellwanger, Markus Dascher, Ashley Tangeraas, Peter Pelkofer, Brian Coates

- 1) Approval of February minutes – Approved via email. Link to Zoom recording of meeting: <https://nepenthehoa.com/finance-committee/>
- 2) Updates from Management/ Board
 - i. Organizational chart- Ms. Marks presented the Nepenthe HOA Organizational Chart and Communication Flow, distributed to committee chairs last month. She described the system for communicating formal committee-related matters. After some discussion, Mr. Landsittel made a motion to recommend to the Board the following changes to the chart: 1) that “Advisory Board” be changed to “Board of Directors”; and, 2) that “First Service” be included in the chart to show the organizational connection and communication flow with management and the Board. Ms. Foust seconded the motion. The motion passed unanimously.
 - ii. Taxes- Mr. Henle received the tax returns from the CPA on Friday afternoon (3/22/24). After the Board reviews the documents, he will forward them to the FC.
 - iii. Financial review- Mr. Henle received the financial review from the CPA on Friday afternoon (3/22/24). After the Board reviews the documents, he will forward them to the FC. He noted that the accountant reported no exceptions.
 - iv. Reserve study – Ms. Marks reported that Browning’s office called this afternoon, stating that they would be on site 3/26/24 to begin their evaluation of the remaining useful life of HOA assets. The list below itemizes issues the FC believes are important for Browning to address.
 - i. Reserve study: questions, issues for next year (running list for Browning)
 - What are alternatives to mitigate the impacts of increased product, material and labor costs
 - Implications of extending projects to reduce expenditures during fiscal periods
 - i. Siding- Browning will use the cost estimates that Paul Reeves and the contractor worked up for Phase 2, as they went into more detail than he usually does for a site visits.
 - What is the impact on the reserve study of using a product with a higher anticipated useful life than T1-11?
 - Extending siding cycle from 6year to 12 years- Current siding cycle is set at 12 years, with expectations that there will be some minor yearly siding expenses.
 - ii. Painting-
 - Paint cycle should sync with the siding cycle- Current paint cycle is set at 6 years so that every other cycle will coincide with a siding cycle.

- Determine lifespan of the current painting product; mid-cycle touch up included
- iii. Tennis courts-
 - Resealing costs- Browning will confer with the tennis court specialist.
 - Elmhurst courts- Maintenance will be deferred until the Board decides what to do with that space. It will need a total overhaul, even if not used for tennis in the future.
 - iv. Landscape-
 - Turf irrigation changes per AB1572
 - v. Siding and painting- Mr. Henle requested a full forecast of total expected costs for the completion of Phase 1 of the siding and painting project. Phase 1 is currently estimated to be completed in July/August 2024. Per Mr. Henle, 50 units have yet to be completed in Phase 1. He also stated that the bids for work on Phase 2 are coming in now. Ms. White stated that her spreadsheet that will show the total amounts of siding and siding replacements per unit is ready to go. She just needs info from Mr. Reeves. Mr. Vizzard will pass on that information.
 - vi. Landscape- Ms. White asked that the expenditures with GL codes associated with irrigation be cleaned up so that it is clear which expenditures are associated with irrigation and which are associated with remediation/plantings related to irrigation work. Ms. Marks said she could do this.
 - vii. Water billing- No updates, per Ms. Marks. The city and our consultants are currently collecting data on water usage in the HOA.
- 3) Old business: N/A
 - 4) New business:
 - a. February financials-
 - b. February reserves- Expenditures under Pool/Spa increased last month due to recodes dating back to 2019: Appx \$12,000 worth of expenses were paid out of operating funds instead of reserves in 2019. These were recoded and charged to the correct line items.
 - 5) Homeowner questions/comments- Homeowners and FC members engaged in a lively discussion on HOA tax liability and the process involved in the approval and correction of the reserve study.
 - 6) Next meeting- April 22, 2024
 - 7) Meeting adjourned- 5:53 pm

Slate of candidates, 2024.docx

April 1, 2024

To the Nepenthe Board of Directors:

The Nominating Committee of the Nepenthe Homeowners' Association reports the following four candidates for the 2024 election to the Board of Directors:

- **Jackie Grebitus, Incumbent, 805 Dunbarton Circle**
- **Cheryl Nelson, Incumbent, 1433 Commons Drive**
- **Courtenay Delfin, 1119 Vanderbilt Way**
- **Brian Coates, 1057 Commons Drive**

These candidates each confirmed their willingness and ability to devote the time necessary to serve on the Board, their relevant experience in Nepenthe and elsewhere and their willingness to be available to the Management Team and the Nepenthe owners.

The deadline for all candidates to submit their Initial Application, Candidate Statement and completed Candidate Questionnaire to the office *if they want their name included on the ballot*, was 5:00 p.m. on Friday, March 29. These are the candidates who met that deadline.

The Nepenthe Nominating Committee

Markus Dascher, Chairperson

Marcy Best

Karen Lowrey

1. Alice Suitt.pdf

Nicole Marks

From: Alice Suitt <awsuitt@comcast.net>
Sent: Monday, March 18, 2024 11:15 AM
To: Nicole Marks
Subject: A letter To The Nepenthe Board and Grounds Committee

[You don't often get email from awsuitt@comcast.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Good morning

My name is Alice Suitt.
1007 Dunbarton Circle
Sacramento, 95825 CA
916-769-3221

I have lived at this address since July, 2005.

The Grounds Committee efforts and remediation adjacent to my address were probably well intentioned.

However, they have resulted in a lack of safety, increased noise and a lack of privacy from the street and increased numbers of unknown individuals using the alleyway as a pass through from University Avenue into and through Nepenthe.

These issues affect each home on this alley way.

This morning, March 16, 2024, the safety issue is foremost in thought. Until recently, since moving into Nepenthe in 2005, I had experienced only one instance of what would be called "porch piracy," and that was at the front door. Now that the area between the end of the alley way, my home and University Avenue is no longer protected visually, increased "porch piracy" is occurring.

This time from the back of my home which for many years had been a safe place for deliveries.

This brings us to this morning.

This morning I heard the Ring Chime at the back gate. Then I noticed someone walking north on the alley way toward Dunbarton Circle. This has happened previously.

I hadn't been too concerned until this morning.

At a little after eleven o'clock this morning, as I was leaving my garage, there was a police vehicle in our alley way. What has happened is a home burglary at the end of the alley way. I am not aware of any prior residential burglaries in this alley way during the last almost nineteen years that I have lived at this address.

REQUEST: That the Grounds Committee review, rethink, and reevaluate the results of recent remediation work in this area and the negative outcomes of those recent landscape remediation in this area—impacts on safety, privacy, noise, increased use of the area as a passthrough into

Nepenthe— the area between the end of this alley way and University Avenue--and take immediate action to restore safety and privacy, increase ,noise abatement, limit foot traffic into Nepenthe from University Avenue.

Thank you for your prompt attention to these issues.
Expecting timely progress.

Thank you

Alice Suitt

2. Bill White.pdf

Nicole Marks

From: The Whites <bwshoes@yahoo.com>
Sent: Sunday, March 17, 2024 11:54 AM
To: Nicole Marks
Subject: question for the Board
Attachments: dirt12.jpeg

You don't often get email from bwshoes@yahoo.com. [Learn why this is important](#)

For at least the last two years the area around 104 and 106 Elmhurst has been void of any landscaping. Is there something wrong with the dirt in this area that has prevented anything being planted there to cover over the dirt? There are some less than inviting areas in Nepenthe, but this has to take the cake. I have attached a picture to show what I am referring too. Thanks Bill White

2A. Bill White.jpeg



3. Julie Lane.pdf

1213 Vanderbilt Way
Sacramento, CA 95825
January 29, 2024

Nepenthe Association
1131 Commons Drive
Sacramento, CA 95825

Dear Members of the Board:

I have lived in my home at 1213 Vanderbilt less than three years, and I love it and plan for this to be my forever home. When I moved in there were three Birch trees in the small area in front of my house. They have all since died and have been removed and their stumps ground. That area is a bit of an eyesore and I was told it was not listed for replanting anytime soon. Frequently, as I walk around our villages, I have noticed there are quite a large number of areas that have been cleared of vegetation and are mostly barren.

The intention of this letter is to request permission to get two free trees from the Sacramento Tree Foundation and plant them myself. From 2011 to 2017, I was a member of the Sacramento County Master Gardeners, and I have been an avid gardener and landscaper for most of my life. I only stopped volunteering because I had a detached retina that required five surgeries over 2017 and 2018 and was told not to lift more than five pounds. I have since healed and can return to gardening.

I called the Sacramento Tree Foundation and was told that I would qualify for two trees if I received permission from our HOA. After doing some research I decided that an Eastern Redbud and a California Bay Laurel would work nicely in that area. I planted both of these trees at my last residence that I lived at for 41 years before moving to Campus Commons. Both trees were beautiful and very easy to grow. I have included pictures of each variety.

My thoughts are that the sooner these trees are planted the better chance they have of thriving as it's best to plant trees

in the dormant season. I would be saving our association the cost of having Carson provide the trees and the labor as I am able to landscape that area at no cost to our association. After completion, I would expect the grounds committee to inspect it and if it didn't meet their standards, I would removed it.

Please consider my request. I know I can do a good job and can make that area in front of my living room window look lovely and fit in perfectly with the landscaping of Nepenthe village.

Sincerely,

Julie P. Lane

Julie P. Lane

Ph. Home (916) 481-0763
Cell (916) 396-7431



While this tree is lovely all year round, it is most well-known for its beautiful display of small pink flowers in the spring. The Eastern redbud is a low-maintenance and fast-growing tree that will thrive anywhere with consistent watering. After blooming in the spring, it leafs out with small, heart-shaped leaves that provide dense shade all summer long before turning a soft gold color in the fall.

Eastern redbud characteristics

Want free trees for your home?

Size: Small

Height: 20-30 feet

Width: 20-30 feet

Request an appointment today with one of our community foresters to receive free trees and expert advice for your property in Sacramento County.



This fragrant evergreen is best known as the source of bay leaves, which are commonly used as an herb in cooking. The sweet bay has thick glossy leaves and an attractive ornamental shape. In the spring, it grows tiny clusters of soft yellow flowers that can occasionally produce small fruits if other sweet bay trees are nearby to pollinate them. Sweet bay grows at a moderate pace, and is a hardy and drought-tolerant shade tree that provides excellent screening.

Sweet bay laurel characteristics

Size: Medium

Height: 35-45 feet

Width: 30-40 feet

Growth Rate: Moderate

Water Needs: Low

Sunset Zones: 7, 8, 9, 14

Want free trees for your home?

Request an appointment today with one of our community foresters to receive free trees and expert advice for your property in Sacramento County.



(https://sactree.org/trees/sweet-bay-laurel/2021/03/Laurus-



/sactree.org/trees/sweet-bay-laurel/2021/03/Laurus-



/sactree.org/trees/sweet-bay-laurel/2021/03/Laurus-

FNL APRIL HO Meeting Response .docx

RESPONSES TO MARCH 2024 OPEN MEETING COMMENTS and CORRESPONDENCE

Please note these responses will always be attached to packets for Open Board meetings following the meeting where the comment was made and will also be published with the monthly newsletter. As time, quantity of homeowner comments, and level of research necessary to prepare full and accurate responses permits, these responses may also be emailed mid-month after the meeting date mentioned in the heading.

HOMEOWNER FORUM

1. Gerry Gelfand, homeowner: Saturday morning coffees continue with as many as 50 people attending. This is a good opportunity to meet neighbors and share information. This last Saturday our City Council Representative, Eric Guerra, attended seeking input on topics and issues of interest/concern to our homeowners. He invites ideas, questions, and comments.

Subjects: Social Activity, Local Government

Board Response: Thank you for your comments. We invite all homeowners to respond to the Representative's request. Our General Manager will email Marcy Best, Chair of the Outreach Committee, the information to solicit responses for Representative Guerra.

2. Nancy Arndorfer, homeowner, and Chair of Insurance, Legal and Safety Committee: Representative Guerra has been a good friend to Neperthe.

Subjects: Local Government

Board Response: Thank you for your comments.

3. Barbara Beddow, homeowner: When she had a problem Eric Guerra called her personally. She welcomes Nicole Marks as our new GM.

Subjects: Local Government, General Manager

Board Response: Thank you for your comments.

4. Ricardo Pineda, homeowner: There is a report from ILS about defibrillator. Are there any responses from the Board?

Subject: Safety Equipment

Board Response: The Board has several questions. However, the report was not included on the March agenda items for discussion and must be agendaized for the Board to enter a discussion. The Board will prepare questions for the Chair of ILS so the

Committee can prepare responses. After responses are provided, the Board can place the topic on the agenda for full discussion.

5. Ashley Tangeraas, homeowner: There was a fire at 1001 Dunbarton. What happened?

Subject: Emergency Response

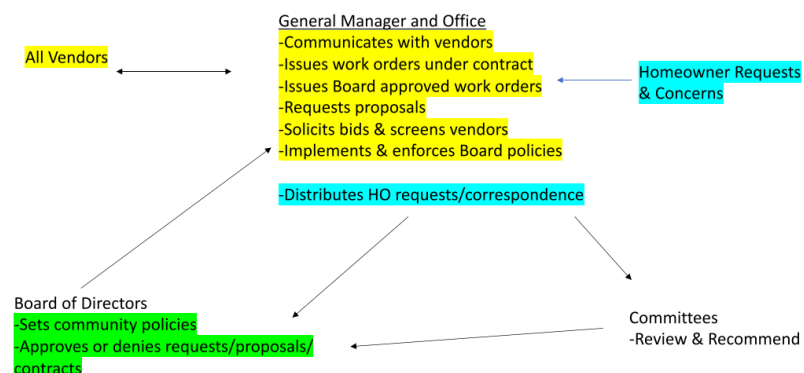
Board Response: The General Manager reported the fire was caused by hot fireplace ashes being placed in a garbage container, which ignited the wall of the dwelling. No injuries occurred.

CORRESPONDENCE

1. Bill White, homeowner: Feels his appeal to permit self-purchase of a replacement tree would have been better addressed to Carson Landscape instead of the Board, based upon the changes made to the Vanderbilt cul-de-sac.

Subjects: Common Area Planting, Vendor Contact

Board Response: There are two separate issues involved in this topic. First, Nepenthe has a long-standing policy of not permitting homeowner planting or payment for upgraded planting in common areas. The Board followed that policy in denying Mr. White's request to purchase a larger replacement tree. Sympathy for the loss of mature or established planting due to a natural disaster does not change that policy. Second, the decision to make alterations on the Vanderbilt cul-de-sac was made by the owner of the landscape company without input or request from the Board. While president Markus Dascher did encounter Frank Carson at the site, no request was made by a Board member or the full Board. Contact with vendors, beyond casual contact, is via the General Manager, not by a homeowner or the Board. The process is:



2. Ricardo Pineda, homeowner: Questions source of Board comment at last meeting regarding the number of wells needed to support non-potable water needs.

Subject: Wells

Board Response: First, an apology for Director Nelson's response at the meeting. One reason Directors do not respond to homeowner comments at meetings is to comply with legal issues about agenda disclosure (see response 4 below), another is that, due to constraints in opening discussions on topics not on the agenda, full information and context is constrained. This is a perfect example of the difficulties which can arise when that restriction is broken. There are many still unknown issues involved with the implementation of SB1573, which requires non-potable water for irrigation of non-useful turf. A quick answer does not provide sufficient information or background to make the information useful or pertinent. Before any plans are made, much more information is needed.

3. John Apostolo, homeowner: The recent planting at his location does not equal the number, type or size of plantings at other units which occurred at the same time. He is questioning the choices and is suspicious that the sparsity is a type of retribution for his speaking out about Board positions.

Subject: Plant selection and density

Board Response: Many factors determine plant selection and placement. The landscape company is guided by the Nepenthe Vision Document and approved plant list as it makes decisions about planting. Additional factors include the terrain, degree of sun or shade, slope of the area, type of existing plantings and root exposure in the area, water use and expected maintenance and material availability. Neither the Board nor the General Manager is involved with plant selection or placement. The location in question is dominated by evergreen trees and is on a slope. The Grounds Vision Document calls for no shrubbery planting under redwood trees, as the shrubs compete with the trees for water. Typical landscaping where there are redwoods and sloping terrain will include rocks to control erosion and 'duff' from the trees themselves will mulch the area. All areas in Nepenthe with the same terrain, existing planting and slope will probably be eventually landscaped as this area of discussion. As our climate changes, water availability decreases and maintenance costs rise, our landscaping will need to change. Landscape decisions and expenditures are not based on address, but over the entire common area.

4. Peter Pelkofer, homeowner: Feels the Board does not communicate properly with homeowners. While we announce that our open meetings are business meetings, he feels they should be Association meetings. He finds no law that says the Board cannot respond to questions and topics asked during the Homeowner Forum. It is inadequate to wait for the following month to receive written responses to those questions. Wants to see more time at meetings to listen to homeowners and to respond to them at the meeting – as an Officer, not a Board member. There should be meetings on Officer topics (President, Vice-President, Secretary and Treasurer) rather than as a Board.

Executive sessions are not appropriate venues for making decisions such as continuing flood insurance. Approving contracts when there is no reason for privacy is a violation of the law.

Subjects: Open Meetings, Agenda items, Responses to Homeowners, Executive Sessions

Board Response: In determining the appropriateness of our actions, this Board follows the legal advice of experts in the field of HOAs and the best practices followed by other HOA organizations. We will continue to do so. While there is no specific section of the law stating that a Board cannot reply to a Homeowner during an open meeting, there is clear legal grounding that states items to be discussed must be disclosed to the Homeowners before the meeting. The Davis-Stirling Act is modeled upon the Brown Act with which local governments must follow. Both laws make this requirement so that, if a person is interested in a particular issue or topic, they have notice that it is to be discussed and can decide to attend and make known their opinion. To have a discussion on topics not on the agenda violates that principle. This Board makes a particular effort to respond to all comments and letters. Preparation of those responses takes time and, while we would like to issue the answers mid-month, that goal is not always possible. We trust that Homeowners appreciate having full information and details in the responses we provide. Committee meetings are not so constrained and may be closer to the type meeting the writer refers to as 'Association' meetings. Homeowners are encouraged to attend these meetings to both learn more about the issues involved and to offer their ideas and opinions. There is also an annual Homeowner's Forum and there have been topic-specific forums.

5. John Bloomer, homeowner: Wishes to follow-up on a landscape request submitted in 2022. He includes a specific remediation plan.

Subject: Landscape Remediation, Specific plant requests

Board Response: The Grounds Committee voted to recommend the initial remediation request, but the Homeowner then changed the request. Since that time, few landscape requests have been submitted for approval due to more pressing landscape priorities. As we address landscape in 2024, we will still be constrained and, most likely, only address the most critical needs. Homeowners should still submit requests so the Grounds Committee and Board are made aware of Homeowner concerns. Decisions on work will be made within the Grounds Committee Ranking plan and in concordance with the Nepenthe Vision Plan, approved plant list, and within plant availability.

6. Nina White, homeowner, member of Finance Committee: Wishes to know why Carson invoice 419159 and Grove invoice 419154 were paid before the work was done.

Subject: Payment to Vendors

Board Response: All the tree work (Grove) for zones 1-6 was completed mid-December 2023. The final zone 7 tree walk proposal was approved in November 2023 and work was completed January 5, 2024. The total invoice #419154 dated 10/31/23 in the amount of \$328,885 was for zone tree work plus \$1,060 for tree removal at 1423 Commons plus \$360 for maintenance at 1016 Vanderbilt. Both invoices were paid with Board agreement to known vendors who were in the process of completing the work. The Board felt that payment in the year the work was contracted was important for accounting purposes.

OpenSession_03062024_Minutes.pdf

NEPENTHE ASSOCIATION

Open Session

March 6, 2024 6:00 PM
Nepenthe Clubhouse
1131 Commons Drive
Sacramento, CA

MINUTES

Directors Present

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

Directors Absent

JACQUELYN GREBITUS - Secretary

Additional Attendees

Nicole Marks, CMCA, AMS - General Manager, FirstService Residential
Julienna Michel - Administrative Assistant, FirstService Residential

I. CALL TO ORDER

The meeting was called to order at 6PM.

II. EXECUTIVE SESSION ACKNOWLEDGEMENT/ANNOUNCEMENT

The Board took the following actions at the March 6, 2024 Executive Session:

- The Board approved the proposal from Critical Path Reconstruction for replacement of the Dunbarton Exterior Doors in the amount of \$31,661.64
- The Board approved the proposal from Sparkling Pool Service for the replacement of all 3 pool filtration pumps in the amount of \$9,900
- The Board approved the proposal from Carson for Zone 4 Plant Removal and Remediation in the amount of \$156,960
- The Board approved the proposal from Carson for Zone 4 Drainage Repairs/Installations in the amount of \$41,420

III. REPORTS

A. CONSTRUCTION MANAGER'S REPORT

The Construction Report report from Paul Reeves was reviewed.

B. GENERAL MANAGER'S REPORT

The General Manager's report was reviewed and provided verbally by General Manager, Nicole Marks.

IV. COMMITTEE UPDATES

A. ARCHITECTURAL COMMITTEE

Alan Waters provided a verbal update. Alan discussed the emergency security camera authorization process, will be added to April agenda for Board review.

Resolved

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

Address	Improvement	Recommendation
22 Adelphi	Windows	Approval
1100 Dunbarton	Emergency HVAC replacement	Approval
1359 Commons	Emergency HVAC replacement	Approval

Motion: CHERYL NELSON
Second: MARKUS DASCHER TTEE

▶ **Resolved**
The motion passed unanimously

B. OUTREACH COMMITTEE

Marcy Best provided a verbal update. Bunco and Rock Painting was a success, the community enjoyed the activities. Councilman Eric Guerra was also discussed, he stopped by the Saturday Coffee Group.

C. ILS COMMITTEE

Nancy Arndorfer provided a verbal update. The committee is hoping to coordinate a couple of homeowner forums regarding water resources in May and Flood Insurance in July. The Board requested more information regarding the forums.

D. GROUNDS COMMITTEE

Linda Cook provided a verbal update regarding the minutes and inquired if there were any questions.

E. FINANCE COMMITTEE

Susan Timmer provided a verbal update. Committee received updates regarding meeting with Bob Browning, the reserve study and plan for the 2025 reserve study.

F. ELECTION/NOMINATING COMMITTEE

Karen Lowrey provided a verbal update. Deadline for Candidate submission is March 29, 2 candidates so far.

V. HOMEOWNER CORRESPONDENCE

A. HOMEOWNER CORRESPONDENCE - 03.06.24

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

B. HOMEOWNER COMMENT/CORRESPONDENCE FOLLOW UP - 02.07.24

The Board has provided written response to all the Homeowner Correspondence received for the February 7, 2024 Open Session Board Meeting.

VI. NEW BUSINESS

A. OPEN SESSION MINUTES - FEBRUARY 7, 2024

Resolved

The Board approves the Open Session Minutes dated February 7, 2024 as presented.

Motion: WILLIAM HENLE TRUSTEE
Second: MARKUS DASCHER TTEE

▶ **Resolved**
The motion passed unanimously

B. FINANCIAL STATEMENT - JANUARY 2024

Resolved

The Board accepts the Association’s income statement for January 2024 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 \$210,892.77 and year-to-date reserve funding of \$41,299.05 compared to the year-to-date reserve funding budget of \$197,564. The actual year-to-date operating expenses were \$157,850.77. The budgeted year-to-date operating expenses were \$172,185. The association has \$112,174.12 in operating funds, which represents 0.30 months of budgeted expenses and reserve contributions. The association has \$10,844,058.95 in reserve funds.

Motion: MARKUS DASCHER TTEE
Second: WILLIAM HENLE TRUSTEE

▶ **Resolved**
The motion passed unanimously

C. RESOLUTION TO RECORD LIEN

Background

WHEREAS, Section 5673 of the California Civil Code requires that, the decision to record a lien for delinquent assessments shall be made only by the Board of Directors of the association and may not be delegated to an agent of the association; and

WHEREAS, Section 5660 of the California Civil Code requires that a warning letter be sent by certified mail to the owner of record at least 30 days prior to recording a lien; and

WHEREAS, the Association has sent this letter and the 30 days has or will soon expire; and WHEREAS, as of the date of this report payment has not been received to pay the delinquent assessment amount on the properties listed below

Resolved

NOW THEREFORE BE IT RESOLVED that the Board of Directors approves by a majority vote of the board members present at a duly called open meeting for FirstService Residential to record a lien on the separate interests/accounts listed below on behalf of the association and to mail a copy of the recorded lien to all known owners and addresses once the 30 days has elapsed from the mailing of the warning letter and no payment has been received.

Date	Account No.	Total Amount Due	Approved	Denied
1/12/24	2487-02	\$6,176.81	X	
2/14/24	1994-04	\$3,819.68	X	

Motion: MARKUS DASCHER TTEE
Second: CHERYL NELSON

▶ **Resolved**
The motion passed unanimously

VII. HOMEOWNER FORUM

Multiple Owners addressed the Board during Homeowner Forum. Cheryl has notated all the comments/questions and will draft the responses for the April 3rd Open Session Board Meeting.

VIII. NEXT BOARD MEETING

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

IX. ADJOURN

The meeting was adjourned at 6:39PM.

APPROVED

DATE

February 2024 - Financials for the Membership.pdf

NEPENTHE ASSOCIATION

CASH BASIS FINANCIAL STATEMENTS

FOR THE MONTH AND TWO MONTH(S) ENDED
FEBRUARY 29, 2024

CONTENTS

FINANCIAL SUMMARY REPORT	
CASH FLOW REPORT	
COMPARATIVE BALANCE SHEET	A
INVESTMENT REPORT	B
GENERAL RESERVE FUND BALANCE SUPPORT SCHEDULE	C
INCOME STATEMENT	D
INCOME STATEMENT FOR 12 MONTHS ENDING	EA
SUB ACCOUNT LEDGER	FA
GENERAL LEDGER	F
TRANSACTION REGISTER	G
RECEIPTS STATEMENT	H
DISBURSEMENTS REPORT	I
CHECK HISTORY REPORT	J
BANK RECONCILIATIONS	

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

PREPARED BY:



NEPENTHE ASSOCIATION
 COMPARATIVE BALANCE SHEET
 02/29/2024

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	143,087.70	112,174.12
PETTY CASH	150.00	150.00
RESERVE ACCOUNT FUNDS	10,660,139.48	10,844,058.95
	-----	-----
TOTAL CASH AND INVESTMENTS	10,803,377.18	10,956,383.07
OTHER ASSETS		
DUE TO OPERATING	0.00	(15,499.74)
DUE FROM RESERVES	0.00	15,499.74
UNFUNDED RESERVES	197,564.00	197,564.00
RECEIVABLE FROM MANAGEMENT	900.00	900.00
	-----	-----
TOTAL OTHER ASSETS	198,464.00	198,464.00
TOTAL ASSETS	<u>11,001,841.18</u>	<u>11,154,847.07</u>
LIABILITIES		

ACCOUNTS PAYABLE	87,317.50	58,212.50
UNFUNDED RESERVES	197,564.00	197,564.00
PROCESSING FEES	0.00	430.00
	-----	-----
TOTAL LIABILITIES	284,881.50	256,206.50
MEMBERS EQUITY		

GENERAL RESERVE FUND BALANCE	10,660,139.48	10,828,559.21
OPERATING FUND BALANCE-BEG OF YEAR	(140,811.41)	(140,811.41)
CURRENT YEAR INCOME/(LOSS)	197,631.61	210,892.77
	-----	-----
TOTAL LIABILITIES & MEMBERS EQUITY	<u>11,001,841.18</u>	<u>11,154,847.07</u>

NEPENTHE ASSOCIATION
RESERVE FUND BALANCES SUPPORT SCHEDULES
02/29/2024

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	524,279.79	(524,279.79)	69,794.94	0.00	0.00	69,794.94
22872 GYM/WORKOUT FACILITY	31,790.43	(16,544.17)	272.00	0.00	0.00	15,518.26
22960 PAINTING-INTERIOR RESERVES	21,475.36	(10,585.17)	202.00	0.00	0.00	11,092.19
23014 CONCRETE REPAIRED RESERVES	160,344.60	(44,908.64)	2,100.00	(750.00)	0.00	116,785.96
23120 ROOF RESERVES	6,657,012.44	(2,796,702.98)	70,032.00	(4,084.00)	214.00	3,926,471.46
23122 POOL/SPA RESERVES	143,567.02	5,628.52	2,700.00	(13,030.74)	12,835.00	151,699.80
23127 FENCING RESERVES	(139,895.10)	502,538.27	6,585.00	(105,810.49)	(23,442.49)	239,975.19
23133 IRRIGATION RESERVES	329,808.71	530,515.93	15,614.00	(9,620.00)	(8,200.00)	858,118.64
23146 SIGNS RESERVES	46,858.61	(15,277.07)	581.00	(26.94)	0.00	32,135.60
23178 PAVING RESERVES	712,705.89	(115,923.74)	10,820.00	0.00	0.00	607,602.15
23199 RESERVE STUDY RESERVES	4,815.49	3,896.66	152.00	(3,300.00)	0.00	5,564.15
23201 PRIOR YEAR FUNDING	187,620.00	(187,620.00)	0.00	0.00	0.00	0.00
L23133 OUTDOOR EQUIPMENT RSRV	(537.99)	799.19	4.00	0.00	0.00	265.20
L23135 PAINT EXTERIOR RSRV	1,098,643.63	(420,185.09)	12,308.00	(95,130.63)	(7,000.00)	588,635.91
L23136 STRUCTURAL REPAIRS RSRV	1,791,300.39	269,122.66	37,367.00	(28,723.16)	(59,442.88)	2,009,624.01
N22911 UNDERGROUND UTILITY RSRV	(70,237.81)	209,632.18	2,533.00	0.00	0.00	141,927.37
N23017 CLUBHOUSE RENOVATION RSRV	417,259.04	(254,995.28)	2,945.00	(4,224.40)	0.00	160,984.36
N23130 MISCELLANEOUS RSRV	84,222.18	(73,331.99)	204.00	0.00	0.00	11,094.19
N23274 TENNIS COURT RSRV	117,812.55	(43,759.29)	1,339.00	0.00	0.00	75,392.26
N23275 GROUNDS RESERVE	(725,443.29)	1,585,767.93	31,228.00	(107,980.00)	0.00	783,572.64
N23282 TREE REMOVAL ANNUAL MAINT RSRV	(473,273.29)	1,333,597.93	0.00	(36,960.00)	(440.00)	822,924.64
N22991 POLE LIGHT REPAIRS RSRV	(29,943.38)	62,613.94	578.00	(339.00)	(1,949.00)	30,960.56
Z29000 PENDING RESERVE EXPENSE	(195.74)	0.00	0.00	15,499.74	(15,304.00)	0.00
	-----	-----	-----	-----	-----	-----
TOTAL GENERAL RESERVES	10,889,989.53	0.00	267,358.94	(394,479.62)	(102,729.37)	10,660,139.48

NEPENTHE ASSOCIATION
INCOME STATEMENT
02/29/2024

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									
352,420.96	365,799	(13,378.04)	14000	HOMEOWNER ASSESSMENT REVENUE	719,302.64	731,598	(12,295.36)	4,389,588	3,670,285.36
7,275.59	2,000	5,275.59	14087	EASEMENT AGREEMENT	7,275.59	4,000	3,275.59	24,000	16,724.41
74.96	150	(75.04)	14101	INTEREST ON PAST DUE ASSESSMENTS	123.49	300	(176.51)	1,800	1,676.51
75.00	50	25.00	14110	KEY REVENUE	165.00	100	65.00	600	435.00
355.00	350	5.00	14113	CLUBHOUSE RENTAL	1,795.00	700	1,095.00	4,200	2,405.00
620.00	0	620.00	14116	CC&R VIOLATIONS/FINES	620.00	0	620.00	0	(620.00)
71,172.37	1,400	69,772.37	14122	INSURANCE REIMBURSEMENT	71,172.37	2,800	68,372.37	16,800	(54,372.37)
11,061.89	0	11,061.89	14132	MISCELLANEOUS REVENUE	11,061.89	0	11,061.89	0	(11,061.89)
258.63	0	258.63	14162	OPERATING INTEREST REVENUE	541.96	0	541.96	0	(541.96)
28,495.89	0	28,495.89	14163	RESERVE INTEREST REVENUE	69,794.94	0	69,794.94	0	(69,794.94)
471,810.29	369,749	102,061.29		TOTAL REVENUE	881,852.88	739,498	142,354.88	4,436,988	3,555,135.12
RESERVE CONTRIBUTION									
272.00	272	0.00	19572	GYM/WORKOUT FACILITIES RESERVES	272.00	544	272.00	3,264	2,992.00
202.00	202	0.00	19660	PAINTING-INTERIOR RES	202.00	404	202.00	2,424	2,222.00
2,100.00	2,100	0.00	19714	CONCRETE REPAIR RESERVE	2,100.00	4,200	2,100.00	25,200	23,100.00
28,495.89	0	(28,495.89)	19803	GENERAL RESERVE INTEREST	69,794.94	0	(69,794.94)	0	(69,794.94)
70,032.00	70,032	0.00	19820	ROOF RESERVE	70,032.00	140,064	70,032.00	840,384	770,352.00
2,700.00	2,700	0.00	19822	POOL/SPA RESERVE	2,700.00	5,400	2,700.00	32,400	29,700.00
6,585.00	6,585	0.00	19827	FENCING RESERVE	6,585.00	13,170	6,585.00	79,020	72,435.00
15,614.00	15,614	0.00	19833	IRRIGATION RESERVE	15,614.00	31,228	15,614.00	187,368	171,754.00
581.00	581	0.00	19846	SIGN RESERVE	581.00	1,162	581.00	6,972	6,391.00
10,820.00	10,820	0.00	19878	PAVING RESERVE	10,820.00	21,640	10,820.00	129,840	119,020.00
152.00	152	0.00	19899	RESERVE STUDY	152.00	304	152.00	1,824	1,672.00
4.00	4	0.00	L19833	OUTDOOR EQUIPMENT RSRV	4.00	8	4.00	48	44.00
12,308.00	12,308	0.00	L19835	PAINTING EXTERIOR RESERVE	12,308.00	24,616	12,308.00	147,696	135,388.00
37,367.00	37,367	0.00	L19836	STRUCTURAL REPAIRS RSRV	37,367.00	74,734	37,367.00	448,404	411,037.00
2,533.00	2,533	0.00	N19611	UNDERGROUND UTILITY REPR RSV	2,533.00	5,066	2,533.00	30,396	27,863.00
578.00	578	0.00	N19691	POLE LIGHT REPR RSV	578.00	1,156	578.00	6,936	6,358.00
2,945.00	2,945	0.00	N19717	CLBHOUSE REMODEL INTERIOR RENOVATI	2,945.00	5,890	2,945.00	35,340	32,395.00
204.00	204	0.00	N19830	MISCELLANEOUS RSV	204.00	408	204.00	2,448	2,244.00
1,339.00	1,339	0.00	N19974	COMMON TENNIS CRT RSV	1,339.00	2,678	1,339.00	16,068	14,729.00
15,614.00	15,614	0.00	N19975	GROUNDS RSV	15,614.00	31,228	15,614.00	187,368	171,754.00
15,614.00	15,614	0.00	N19982	TREE REM/ ANNL MAINT RSV	15,614.00	31,228	15,614.00	187,368	171,754.00
226,059.89	197,564	(28,495.89)		TOTAL RESERVE CONTRIBUTION	267,358.94	395,128	127,769.06	2,370,768	2,103,409.06
245,750.40	172,185	73,565.40		AVAILABLE OPERATING REVENUE	614,493.94	344,370	270,123.94	2,066,220	1,451,726.06
OPERATING EXPENSES									
UTILITIES									

NEPENTHE ASSOCIATION
INCOME STATEMENT
02/29/2024

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
3,891.10	4,252	360.90	15101	ELECTRICITY	7,480.37	8,504	1,023.63	51,024	43,543.63
2,521.46	2,122	(399.46)	15102	GAS	5,090.10	4,244	(846.10)	25,464	20,373.90
1,109.91	510	(599.91)	15103	REFUSE COLLECTION	1,886.29	1,020	(866.29)	6,120	4,233.71
164.24	172	7.76	15105	TELEPHONE EXPENSE	328.48	344	15.52	2,064	1,735.52
7,124.87	5,865	(1,259.87)	15106	WATER	13,213.05	11,730	(1,483.05)	70,380	57,166.95
636.72	540	(96.72)	15155	INTERNET EXPENSE	1,263.53	1,080	(183.53)	6,480	5,216.47
15,448.30	13,461	(1,987.30)		TOTAL UTILITIES	29,261.82	26,922	(2,339.82)	161,532	132,270.18
				LAND MAINTENANCE					
97,760.00	48,880	(48,880.00)	15500	CONTRACT LANDSCAPE SERVICE	97,760.00	97,760	0.00	586,560	488,800.00
3,000.00	744	(2,256.00)	15511	BACKFLOW DEVICE TEST	3,000.00	1,488	(1,512.00)	8,928	5,928.00
100,760.00	49,624	(51,136.00)		TOTAL LAND MAINTENANCE	100,760.00	99,248	(1,512.00)	595,488	494,728.00
				COMMON AREA					
3,375.00	3,475	100.00	16020	CONTRACT POOL/SPA SERVICE	7,050.00	6,950	(100.00)	41,700	34,650.00
0.00	85	85.00	16022	POOL EQUIPMENT REPAIR	0.00	170	170.00	1,020	1,020.00
0.00	210	210.00	16027	POOL INSPECTION	0.00	420	420.00	2,520	2,520.00
0.00	210	210.00	18457	PLUMBING REPAIR	0.00	420	420.00	2,520	2,520.00
0.00	0	0.00	18501	EXPENSES TO BE REIMBURSED	(360.00)	0	360.00	0	360.00
575.60	1,300	724.40	18524	MATERIAL SUPPLIES	1,211.43	2,600	1,388.57	15,600	14,388.57
0.00	335	335.00	18526	PEST CONTROL	365.00	670	305.00	4,020	3,655.00
3,470.00	2,657	(813.00)	18531	JANITORIAL SERVICE	8,450.00	5,314	(3,136.00)	31,884	23,434.00
0.00	192	192.00	18532	JANITORIAL SUPPLIES	1,013.27	384	(629.27)	2,304	1,290.73
225.38	21	(204.38)	18534	FIRE EXTINGUISHER	225.38	42	(183.38)	252	26.62
1,303.62	739	(564.62)	18579	PATROL SERVICE	1,937.74	1,478	(459.74)	8,868	6,930.26
27,588.00	6,250	(21,338.00)	18736	GUTTER & DOWNSPOUT CLEANING	60,044.00	12,500	(47,544.00)	75,000	14,956.00
5,978.94	3,750	(2,228.94)	18767	REPAIR & MAINTENANCE	8,481.35	7,500	(981.35)	45,000	36,518.65
87.65	140	52.35	18905	KITCHEN SUPPLIES	306.27	280	(26.27)	1,680	1,373.73
0.00	85	85.00	18986	FITNESS CONTRACT	256.38	170	(86.38)	1,020	763.62
42,604.19	19,449	(23,155.19)		TOTAL COMMON AREA	88,980.82	38,898	(50,082.82)	233,388	144,407.18
				MANAGEMENT/ON-SITE ADMIN EXP					
1,229.88	175	(1,054.88)	18001	COMMUNITY WEBSITE	1,379.88	350	(1,029.88)	2,100	720.12
97.14	100	2.86	18003	COMMUNITY EVENTS/PROGRAMS	567.41	200	(367.41)	1,200	632.59
7,800.00	8,190	390.00	19109	CONTRACT MANAGEMENT	15,600.00	16,380	780.00	98,280	82,680.00
0.00	210	210.00	19101	CPA SERVICES	0.00	420	420.00	2,520	2,520.00
0.00	25	25.00	19106	TAXES & LICENSES	0.00	50	50.00	300	300.00
0.00	1,167	1,167.00	19108	GENERAL COUNSEL SERVICE	11,181.14	2,334	(8,847.14)	14,004	2,822.86
7,604.00	3,334	(4,270.00)	19111	MANAGEMENT REIMBURSABLE	11,223.50	6,668	(4,555.50)	40,008	28,784.50
78.95	21	(57.95)	19112	POSTAGE, ON-SITE	78.95	42	(36.95)	252	173.05
0.00	100	100.00	19117	DUES & PUBLICATIONS	0.00	200	200.00	1,200	1,200.00

NEPENTHE ASSOCIATION
INCOME STATEMENT
02/29/2024

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
35.00	35	0.00	19119	BANK FEES	90.00	70	(20.00)	420	330.00
23,824.51	16,500	(7,324.51)	19124	ON-SITE STAFF	23,824.51	33,000	9,175.49	198,000	174,175.49
520.00	583	63.00	17209	PAYROLL PROCESSING FEES	520.00	1,166	646.00	6,996	6,476.00
(671.45)	0	671.45	19126	DELINQUENCY MONITORING	(1,111.56)	0	1,111.56	0	1,111.56
0.00	100	100.00	19132	OPERATING CONTINGENCY	0.00	200	200.00	1,200	1,200.00
1,141.30	317	(824.30)	19172	ACCOUNTING REIMBURSABLES	1,529.85	634	(895.85)	3,804	2,274.15
737.00	125	(612.00)	19174	AMS COLLECTION EXPENSE	1,518.14	250	(1,268.14)	1,500	(18.14)
0.00	85	85.00	19178	PROPERTY TAX	0.00	170	170.00	1,020	1,020.00
11,996.66	7,583	(4,413.66)	19247	PAYROLL TAXES & BENEFITS	11,996.66	15,166	3,169.34	90,996	78,999.34
479.75	125	(354.75)	19295	ON-SITE OFFICE SUPPLIES	961.47	250	(711.47)	1,500	538.53
0.00	450	450.00	19382	COPIER LEASE	447.08	900	452.92	5,400	4,952.92
54,872.74	39,225	(15,647.74)		TOTAL MANAGEMENT/ON-SITE ADMIN E	79,807.03	78,450	(1,357.03)	470,700	390,892.97
				INSURANCE					
16,221.33	16,851	629.67	19107	INSURANCE	32,442.66	33,702	1,259.34	202,212	169,769.34
29,105.00	33,575	4,470.00	DC19307	FLOOD INSURANCE	85,610.00	67,150	(18,460.00)	402,900	317,290.00
45,326.33	50,426	5,099.67		TOTAL INSURANCE	118,052.66	100,852	(17,200.66)	605,112	487,059.34
259,011.56	172,185	(86,826.56)		TOTAL OPERATING EXPENSES	416,862.33	344,370	(72,492.33)	2,066,220	1,649,357.67
(13,261.16)	0	(13,261.16)		NET INCOME/(LOSS)	197,631.61	0	197,631.61	0	(197,631.61)

NEPENTHE ASSOCIATION
INCOME STATEMENT FOR 12 MONTHS ENDING
02/29/2024

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

FirstService Residential CA
15241 Laguna Canyon Road
Irvine CA 92618

	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	TOTAL
REVENUE													
14000 HOMEOWNER ASSESSMENT REVENUE	341554	324699	353293	343085	322812	366647	312932	323292	332939	348217	366882	352421	4088772
14087 EASEMENT AGREEMENT	5653	0	5829	0	0	7347	0	-1469	0	5874	0	7276	30509
14101 INTEREST ON PAST DUE ASSESMEN	109	64	594	329	156	804	18	277	70	1633	49	75	4178
14110 KEY REVENUE	70	40	10	135	105	125	10	60	95	50	90	75	865
14113 CLUBHOUSE RENTAL	825	0	475	0	985	660	0	0	890	865	1440	355	6495
14116 CC&R VIOLATIONS/FINES	0	0	0	0	0	0	0	0	0	1744	0	620	2364
14122 INSURANCE REIMBURSEMENT	0	0	14536	1309	1046	450	225	450	0	225	0	71172	89413
14132 MISCELLANEOUS REVENUE	0	0	705	-451	0	-455	1162	-572	0	626	0	11062	12077
14162 OPERATING INTEREST REVENUE	218	213	258	0	484	261	245	271	256	248	283	259	2995
14163 RESERVE INTEREST REVENUE	51846	22838	37749	37186	41353	25685	18485	13701	72731	43605	41299	28496	434973
14221 FACILITY RENTAL FEE	0	0	-600	0	0	0	0	0	0	0	0	0	-600
14229 RENTAL FEES	0	0	750	0	0	0	0	0	0	0	0	0	750
14234 LEGAL REIMBURSEMENTS	0	0	0	0	0	0	0	0	0	2523	0	0	2523
14357 RESERVE CONTRIBUTION	0	0	0	528448	0	0	0	0	0	0	0	0	528448
TOTAL REVENUE	400274	347853	413598	910040	366941	401524	333077	336010	406980	405610	410043	471810	5203761
RESERVE CONTRIBUTION													
19572 GYM/WORKOUT FACILITIES RESERVE	275	275	275	275	275	0	550	413	413	275	0	272	3297
19660 PAINTING-INTERIOR RES	184	184	184	184	184	0	368	276	276	184	0	202	2226
19714 CONCRETE REPAIR RESERVE	4097	4097	4097	4097	4097	0	8194	6146	6146	4097	0	2100	47167
19803 GENERAL RESERVE INTEREST	51846	22838	37749	37186	41353	25685	18485	13701	72731	43605	41299	28496	434973
19820 ROOF RESERVE	70521	70521	70521	70521	70521	0	141042	105782	105782	70521	0	70032	845763
19822 POOL/SPA RESERVE	2751	2751	2751	2751	2751	0	5502	4127	4127	2751	0	2700	32961
19827 FENCING RESERVE	4935	4935	4935	4935	4935	0	9870	7403	7403	4935	0	6585	60870
19833 IRRIGATION RESERVE	10477	10477	10477	10477	10477	0	20954	15716	15716	10477	0	15614	130861
19846 SIGN RESERVE	370	370	370	370	370	0	740	555	555	370	0	581	4651
19878 PAVING RESERVE	11628	11628	11628	11628	11628	0	23256	17442	17442	11628	0	10820	138728
19899 RESERVE STUDY	166	166	166	166	166	0	332	249	249	166	0	152	1978
L19833 OUTDOOR EQUIPMENT RSRV	5	5	5	5	5	0	10	8	8	5	0	4	59
L19835 PAINTING EXTERIOR RESERVE	13496	13496	13496	13496	13496	0	26992	20244	20244	13496	0	12308	160764
L19836 STRUCTURAL REPAIRS RSRV	41002	41002	41002	567790	41002	0	82004	61503	61503	41002	0	37367	1015177
N19611 UNDERGROUND UTILITY REPR RSV	1395	1395	1395	1395	1395	0	2790	2093	2093	1395	0	2533	17878
N19691 POLE LIGHT REPR RSV	618	618	618	2278	618	0	1236	927	927	618	0	578	9036
N19717 CLBHOUSE REMODEL INTERIOR RENO	3001	3001	3001	3001	3001	0	6002	4502	4502	3001	0	2945	35956
N19830 MISCELLANEOUS RSV	434	434	434	434	434	0	868	651	651	434	0	204	4978
N19974 COMMON TENNIS CRT RSV	1312	1312	1312	1312	1312	0	2624	1968	1968	1312	0	1339	15771
N19975 GROUNDS RSV	10477	10477	10477	10477	10477	0	20954	15716	15716	10477	0	15614	130861
N19982 TREE REM/ ANNL MAINT RSV	10477	10477	10477	10477	10477	0	20954	15716	15716	10477	0	15614	130861
TOTAL RESERVE CONTRIBUTION	239467	210459	225370	753255	228974	25685	393727	295133	354162	231226	41299	226060	3224816
AVAILABLE OPERATING REVENUE	160807	137394	188228	156785	137967	375840	-60650	40878	52818	174384	368744	245750	1978945

NEPENTHE ASSOCIATION
INCOME STATEMENT FOR 12 MONTHS ENDING
02/29/2024

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

FirstService Residential CA
15241 Laguna Canyon Road
Irvine CA 92618

	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	TOTAL	
OPERATING EXPENSES														
UTILITIES														
15101	ELECTRICITY	3243	3241	2814	2815	3254	3790	6309	1289	4034	3422	3589	3891	41692
15102	GAS	3770	2262	1016	1332	1209	335	509	1679	2941	2697	2569	2521	22840
15103	REFUSE COLLECTION	912	893	951	2724	111	64	85	90	95	486	776	1110	8298
15105	TELEPHONE EXPENSE	260	164	164	164	164	164	164	164	164	164	164	164	2066
15106	WATER	5262	4260	5398	5267	4291	5382	965	8038	5424	4875	6088	7125	62375
15155	INTERNET EXPENSE	582	582	596	596	626	627	599	627	627	627	627	637	7351
	TOTAL UTILITIES	14028	11403	10940	12898	9655	10361	8632	11886	13286	12270	13814	15448	144622
LAND MAINTENANCE														
15500	CONTRACT LANDSCAPE SERVICE	45100	45100	45100	55300	45100	45100	45100	45100	45100	45100	0	97760	558960
15511	BACKFLOW DEVICE TEST	0	0	0	0	0	0	0	7524	0	0	0	3000	10524
	TOTAL LAND MAINTENANCE	45100	45100	45100	55300	45100	45100	45100	52624	45100	45100	0	100760	569484
COMMON AREA														
16020	CONTRACT POOL/SPA SERVICE	3375	3825	3525	3375	3375	3525	3675	3675	3525	3375	3675	3375	42300
16022	POOL EQUIPMENT REPAIR	0	0	0	235	0	0	0	0	0	0	0	0	235
16027	POOL INSPECTION	0	0	1675	0	0	0	0	0	0	0	0	0	1675
18457	PLUMBING REPAIR	0	0	0	0	0	0	0	0	625	0	0	0	625
18501	EXPENSES TO BE REIMBURSED	-354	0	0	0	0	0	0	0	0	0	-360	0	-714
18524	MATERIAL SUPPLIES	1528	1101	533	972	1552	677	1263	0	2231	347	636	576	11414
18526	PEST CONTROL	0	0	0	600	150	350	0	1507	150	0	365	0	3122
18531	JANITORIAL SERVICE	2490	0	4980	2490	2490	3290	0	2959	6041	0	4980	3470	33190
18532	JANITORIAL SUPPLIES	0	0	423	0	0	0	0	0	0	0	1013	0	1436
18534	FIRE EXTINGUISHER	0	0	0	0	0	179	0	0	0	0	0	225	404
18564	SPECIAL SECURITY	0	0	-136	0	0	0	0	0	0	0	0	0	-136
18579	PATROL SERVICE	477	363	381	498	551	0	623	545	467	1144	634	1304	6987
18736	GUTTER & DOWNSPOUT CLEANING	4050	1215	185	2430	945	0	0	32456	0	0	32456	27588	101325
18767	REPAIR & MAINTENANCE	2643	582	1141	6104	0	325	1791	4397	6436	5337	2502	5979	37236
18905	KITCHEN SUPPLIES	148	160	0	109	234	0	169	0	0	0	219	88	1127
18986	FITNESS CONTRACT	95	0	0	180	0	0	289	0	0	0	256	0	821
	TOTAL COMMON AREA	14451	7247	12706	16993	9297	8346	7810	45539	19475	10202	46377	42604	241046
MANAGEMENT/ON-SITE ADMIN EXP														
18001	COMMUNITY WEBSITE	150	150	438	0	150	150	150	150	150	150	150	1230	3018
18003	COMMUNITY EVENTS/PROGRAMS	-1404	106	-320	507	0	72	0	91	0	897	470	97	517
19109	CONTRACT MANAGEMENT	7800	7800	7800	7800	7800	7800	7800	7800	7800	7800	7800	7800	93600

NEPENTHE ASSOCIATION
 INCOME STATEMENT FOR 12 MONTHS ENDING
 02/29/2024

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

FirstService Residential CA
 15241 Laguna Canyon Road
 Irvine CA 92618

	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	TOTAL
19010 PENDING P-CARD EXPENSE	0	0	393	0	-393	0	0	426	-426	0	0	0	0
19101 CPA SERVICES	0	2005	240	0	0	0	0	0	0	0	0	0	2245
19104 FEDERAL TAX EXPENSE	0	0	0	0	44079	0	0	0	0	0	0	0	44079
19105 FRANCHISE TAX BOARD	0	0	0	0	17679	0	0	0	0	0	0	0	17679
19106 TAXES & LICENSES	0	602	0	0	0	0	0	0	1260	0	0	0	1862
19108 GENERAL COUNSEL SERVICE	1806	0	0	0	0	14796	1665	495	2981	3264	11181	0	36187
19111 MANAGEMENT REIMBURSABLE	3620	925	6312	3610	3610	3610	925	3610	6294	925	3620	7604	44662
19112 POSTAGE, ON-SITE	0	39	0	0	0	0	86	0	40	0	0	79	243
19117 DUES & PUBLICATIONS	0	320	0	0	0	0	0	0	0	0	0	0	320
19119 BANK FEES	35	35	35	35	35	35	35	35	35	35	55	35	440
19124 ON-SITE STAFF	22830	25504	17384	8179	17237	26663	26017	7269	21827	14038	0	23825	210772
17209 PAYROLL PROCESSING FEES	520	520	520	520	520	520	520	1040	520	1040	0	520	6760
19126 DELINQUENCY MONITORING	-1185	-541	-2138	-1584	-1129	-1651	-346	-1041	-974	-2564	-440	-671	-14263
19132 OPERATING CONTINGENCY	0	0	0	2545	0	0	0	0	0	491	0	0	3037
19143 LEGAL-COLLECTIONS	0	0	0	0	-321	197	4142	0	-512	739	0	0	4246
19172 ACCOUNTING REIMBURSABLES	411	0	713	375	359	326	0	340	671	0	389	1141	4725
19174 AMS COLLECTION EXPENSE	1398	295	172	-735	170	-923	0	-423	493	-908	781	737	1058
19178 PROPERTY TAX	0	0	0	0	0	114	0	0	785	0	0	0	899
19247 PAYROLL TAXES & BENEFITS	10736	11475	8667	4444	8926	13508	11684	3859	10361	6883	0	11997	102540
19295 ON-SITE OFFICE SUPPLIES	31	1	255	886	607	26	262	127	605	231	482	480	3993
19382 COPIER LEASE	477	0	0	0	278	482	1064	0	2511	482	447	0	5742
TOTAL MANAGEMENT/ON-SITE ADM	47224	49236	40472	26582	99609	65725	54004	23777	54420	33504	24934	54873	574361
INSURANCE													
19107 INSURANCE	11370	11370	11370	11370	11370	11370	0	32443	7559	16221	16221	16221	156888
DC1930 FLOOD INSURANCE	27000	27000	49429	31467	31467	31467	31467	31467	31467	-22167	56505	29105	355674
TOTAL INSURANCE	38370	38370	60799	42837	42837	42837	31467	63910	39026	-5946	72726	45326	512562
TOTAL OPERATING EXPENSES	159175	151356	170017	154611	206498	172369	147013	197735	171306	95131	157851	259012	2042074
<i>NET INCOME/(LOSS)</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>-118489</i>	<i>79212</i>	<i>210893</i>	<i>-13261</i>	-63130