

April 2024

Meet Your Board Candidates



Saturday, April 13th, 1:30, Nepenthe Clubhouse & Zoom

Come to the Clubhouse on Saturday, April 13th at 1:30 to meet the homeowners who have volunteered to run for a seat on our Board of Directors. You can participate in this Forum either in-person or on Zoom

(<https://us02web.zoom.us/j/88272111861?pwd=bDJDa1MycUswQ0ZPSU81Y05jeVF6dz09>)

This year, there are two open positions and four candidates:

Brian Coates
Courtenay Delfin

Jackie Grebitus, Incumbent
Cheryl Nelson, Incumbent

To read more about these candidates, their statements are at the end of this newsletter and will also be included with your ballot that you receive later this month. To really get your questions answered, you will want to attend the Candidates' Forum and hear from them in person.

The Forum begins with each nominee telling the audience a little about themselves and their goals for the community. This will be followed by a question and answer period, first by the Nepenthe Nominating Committee and then by homeowners (in-person and on Zoom). At the end of the questions and answers, there will be an informal time where residents can meet the candidates one-on-one and enjoy light refreshments.

Being willing to serve as a director on behalf of the whole community is a big responsibility and members have a duty to be informed voters. Don't miss this opportunity to meet and ask questions of the candidates who have volunteered to accept this responsibility and want your vote. Please note: Candidates are elected for a position on the Board of Directors only. The newly elected full Board adjourns on the night of the election and chooses the officers of the Board (President, Vice President, Treasurer, Secretary and Member-at-Large). If candidates choose to share publicity flyers and signs, they still require independent votes on the ballot and are not elected to a particular office on the Board.

Election Timeline:

April 12-22, 2024 ~ Ballots mailed to homeowners

April 13, 2024 ~ Candidates' Forum (1:30 to 3:30 p.m.)

May 22, 2024 ~ Annual Meeting & Election - Deadline for returning ballots (5:00 p.m.)

NEPENTHE NEWS

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We  RIF's!!

Hello Residents of Nepenthe!

“What is a RIF?” you might ask. Well, it is a Resident Information Form that we kindly ask you to fill out once a year! One form must be submitted per person (over the age of 18) currently residing in your home. If you have not submitted one this year yet, now is it time! This form can be found on Nepenthehoa.com under the resources tab, or feel free to stop by the front desk at the Clubhouse!



Budget Report



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.

February Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2024	\$193,609	\$10,905,489
Plus Income	\$881,853	
Reserve Investment Income		\$69,795
Contributions to Reserve		\$197,564
Pending Reserve Expense		\$0
Accounts Payable	\$87,318	
Less Operating Expenses	(\$416,862)	
Reserve Funding	(\$197,564)	
Reserve Expenditures		(\$495,289)
Due to Operating	(\$0)	
Receivable from Management	(900)	
Ending Balance 2/29/2024	\$143,088	\$10,660,139

Awarded Contracts - April 2024

The Board took the following actions at the April 3, 2024, Executive Session:

- The Board approved the proposal from Mystery Machine in the amount of \$4,250 to update the community website
- The Board approved the proposals from Breault Asphalt Maintenance in the amount of \$132,875 to repair concrete trip hazards in Zones 1-4
- The Board approved the proposal Advanced Roof Design in the amount of \$117,600 to perform gutter/downspout cleaning in November 2024 and March 2025 in addition to minor roof repairs and inspections at those times.



Approved Architectural Modifications



Address	Improvement	Action
1013 Dunbarton	Security Cameras	Approved
1015 Dunbarton	Window Replacement	Approved

Selling your Nepenthe Home? Please view the Association's Architectural Estoppel process on Page 5.

Phase 1 Siding & Fencing Update:

Phase 1 is defined as the 171 units within the Dunbarton Circle area bounded by Commons Drive, Swarthmore Drive, Howe Ave & University Ave.

Path of Travel:

Following the above units, schedule will be as follows:

- 1008 to 1010 Dunbarton—5 days for completion
- 706, 708, 710, 712, 714 Dunbarton—15 days for completion
- 716, 718, and 720 Dunbarton—9 days for completion
- 700, 702, and 704 Dunbarton—9 days for completion
- 510, 512, 514, and 516 Dunbarton—12 days for completion
- 506 and 508 Dunbarton—5 days for completion
- 500, 502, 504 Dunbarton—9 days for completion
- 304, 306 and 308 Dunbarton—9 days for completion
- 300 and 302 Dunbarton—4 days for completion
- 214 and 216 Dunbarton— 5 days for completion
- 204, 206, 208, 210, and 212 Dunbarton—15 days for completion
- 200 and 202 Dunbarton—5 days for completion
- 100, 102, 104, 106 Dunbarton—12 days for completion
- 108, 110 and 112 Dunbarton—9 days for completion
- 114, 116, 118 Dunbarton and 1411 Commons—12 days for completion
- 1403, 1405 and 1407 Commons—9 days for completion

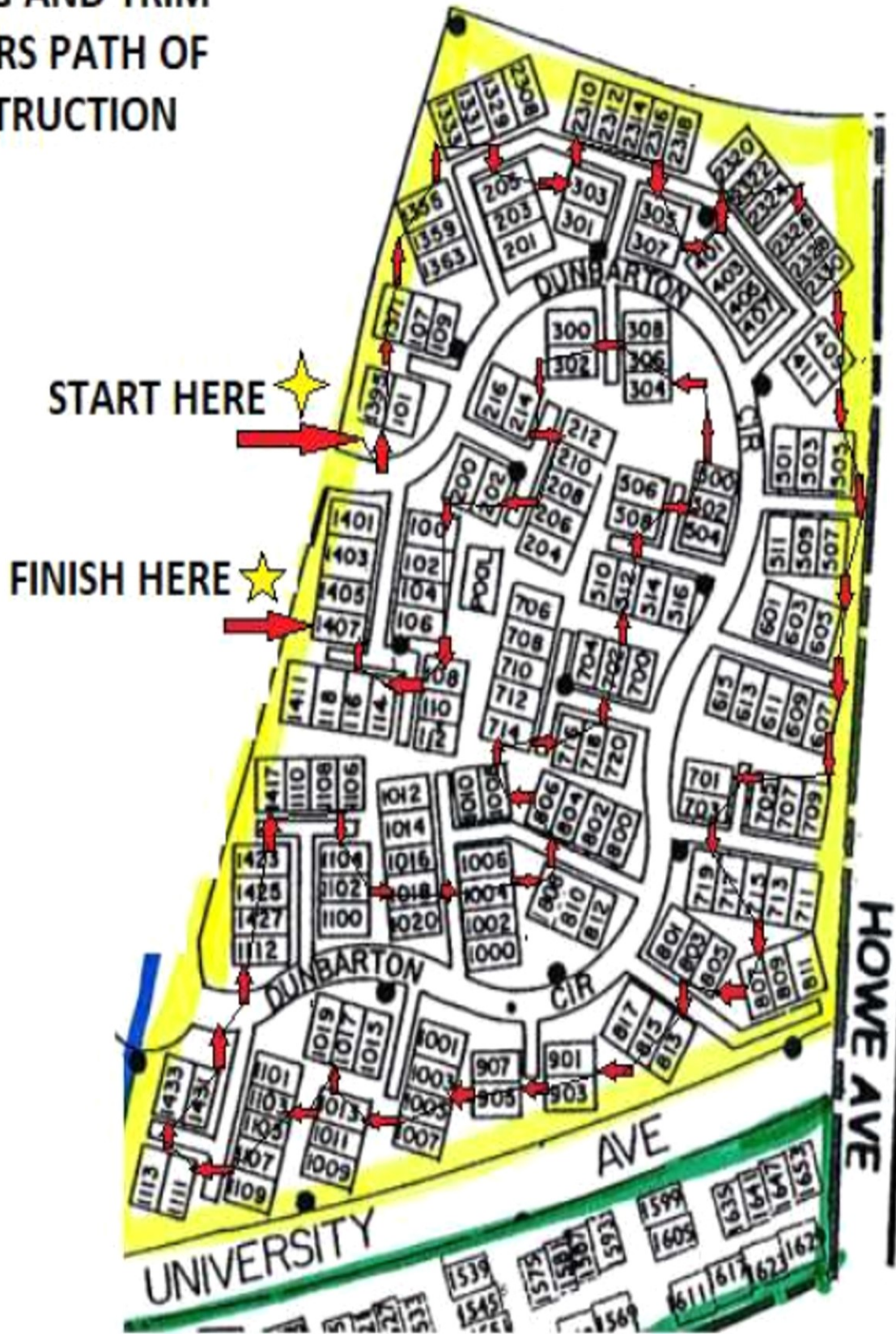
Please be reminded that a monthly project report as prepared by Paul Reeves is included in each Open Board Packet that is published on the Nepenthe HOA website.

Additionally, please find a Path of Construction Map on page 4 for your reference.

If you have any questions or concerns pertaining to the project, please call the Nepenthe Office at: (916) 929-8380.



**NEPENTHE ASSOCIATION
SIDING AND TRIM
REPAIRS PATH OF
CONSTRUCTION**



Phase 1 map circled in yellow.

When selling your home, please remember the following process required by the Nepenthe Association...

Nepenthe Association Architectural Compliance Estoppel

Rules

Adopted by the Board of Directors on January 4, 2023

All Homeowners who are in the process of selling their Nepenthe Association home must adhere to the following process before their home sale closes escrow. This process is in addition to the option that Homeowners have pursuant to the Association's CC&Rs at Section 4.15 that provides that Homeowners may obtain an estoppel certificate "certifying (with respect to any Lot owned by the applicant Owner) that as of the date thereof, either: (a) all improvements made and other work completed by said Owner comply with these CC&Rs, or (b) such improvements or work do not so comply."

Also, Homeowners who are refinancing their home loans may proceed with the following process.

The Association may initiate this process upon being informed that a Homeowner is in the process of selling their home.

1. Obtain from the Association a Request for Inspection form. (See Attachment A.)
2. Complete the form and submit it to the Association at 1131 Commons Drive, Sacramento, CA 95825 or Nepenthe.HOA@fsresidential.com.
3. The Association will make an appointment to inspect the exterior of the home to determine whether the home is either in compliance or in noncompliance with the Association's governing document's architectural provisions. (See Attachment B.)
4. After the inspection, the Association will send the Homeowner a certificate that states that the home is either in compliance or in noncompliance with the Association's governing document's architectural provisions. (See Attachment C.)
5. If the Association determines that the home is not in compliance with the architectural provisions, then the Homeowner may take the necessary steps for the home to be compliance. After the Homeowner has taken the necessary steps for the home to be in compliance, and has informed the Association that it has taken the necessary steps, then the Association will perform a reinspection, and, if Association determines that the home is in compliance with the architectural provisions, will send the Homeowner a certificate that states that the home is in compliance with the architectural provisions.

⇒ **Request for Estoppel Inspection Forms can be obtained from the Nepenthe Office located at: 1131 Commons Drive.**

Copies of our complete Architectural Compliance Estoppel Rule can also be obtained from the office, and our staff are more than happy to answer any questions you may have regarding this process. Thank you!

Let's get ready for Spring Cleaning:

Item Republic Waste does NOT accept:

- ♦ Anything Hazardous
 - ♦ i.e. Paint Cans
- ♦ Anything Flammable
- ♦ Electronic Waste

On May 9, 2024, Republic Waste will be dropping a total of 4 large dumpster containers, 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!



Nepenthe/Campus Commons Cleanup Day, April 21st, 9:30 am

The volunteer Cleanup Crew invites you to join us on **Sunday, April 21st** to help clean up the unsightly litter on the sidewalks and green areas on Howe Ave. (Between University Ave. & Swarthmore Dr.). We will potentially cover more areas around our neighborhood depending on how many volunteers come out to help.

We will meet in front of the Nepenthe Clubhouse at 9:30 a.m. Wear a hat and garden gloves, and bring a grabber, if available. We'll provide garbage bags and grabbers.

Come and volunteer any amount of time you have for our quarterly clean up!

If you have any questions, please contact: rebecca.siiteri@gmail.com or jacobsonbonnie2@gmail.com

Bunco Night!

Thursday, April 18th

6:00 - 8:00PM

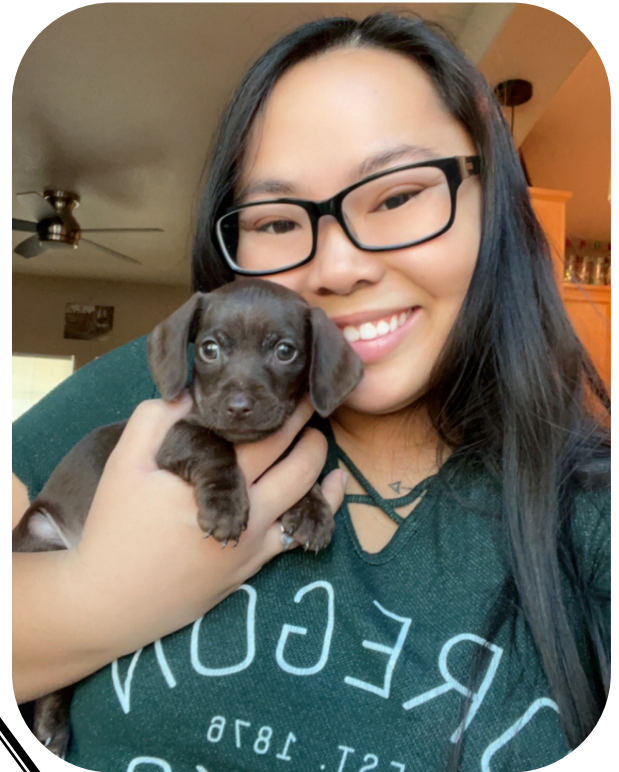
**Nepenthe
Clubhouse**

BYOB



- **Quick to learn!**
- **Easy to Play!**
- **Instruction Provided**

**If you can
roll
dice...then
you can play
BUNCO!**



Welcome Penny!

Hello Nepenthe Residents,

I'd like to introduce my pup, Penny! You might have already seen us walking around the community or at the Clubhouse where she curls up by my chair. She is a Dachshund/ Chihuahua mix and I got her when she was all wrinkly and bug-eyed at 6 weeks old. Now she's over a year old and is more feisty than ever! I am happy to say that she is the newest member of our office team and welcomes those who want to drop in and say "Hello!" She wanders the clubhouse by my side and sleeps all day in the sunshine!

Thank you for all those who have welcomed her and let her lick your hand!

- Jay and Penny 😊





April 2024



Sun

Mon

Tue

Wed

Thu

Fri

Sat

	1	2	3	4	5	6
	12-3:30pm Canasta (library) 2pm-4pm Mahjong (Clubhouse) 10-12pm Private Event (Cabana)	9am-12pm Pickleball 9am-3pm Bridge (Clubhouse) 12:30-3:30pm Mahjong (Library) 6-9pm Private Event (Cabana)	9am-12pm Pickleball 10am-2:30pm Bridge (Library) 2:30-4:30pm Alley Cats (Library) 3-5pm Executive Board Meeting 6-8pm Open Board Meeting	9am-12pm Pickleball	9:30-10:30am Yoga and Mindfulness (Clubhouse)	8:30-10:30am Pickleball 10am-12pm Coffee Group (Clubhouse)
7	8	9	10	11	12	13
	12-3:30pm Canasta (library) 2pm-4pm Mahjong (Clubhouse) 3:30pm-5pm Book Club (Library)	9am-12pm Pickleball 12:30-3:30pm Mahjong (Library) 5:30pm-6:30pm ILS Committee Meeting	9am-12pm Pickleball 10am-2:30pm Bridge (Library) 2:30-4:30pm Alley Cats (Library) 4pm-6pm Outreach Committee Meeting	9am-12pm Pickleball 5:30pm-7pm Architectural Committee Meeting	9:30-10:30am Yoga and Mindfulness (Clubhouse)	8:30-10:30am Pickleball 10am-12pm Coffee Group (Clubhouse) 10-2pm Private Event (Cabana) 1-4pm Candidate Forum (Clubhouse)
14	15	16	17	18	19	20
10-2pm Private Event (Cabana)	12pm-3:30pm Canasta (library) 2pm-4pm Mahjong (Clubhouse)	9am-12pm Pickleball 9am-3pm Bridge (Clubhouse) 10am-12pm Renaissance Photography Club (Clubhouse) 10-1pm Private Event (Cabana) 12:30pm-3:30pm Mahjong 10-2pm Private Event (Cabana)	9am-12pm Pickleball 10am-2:30pm Bridge (Library) 11am-4pm Rotary Wives Bridge (Clubhouse) 2:30pm-4:30pm Alley Cats (Library)	9am-12pm Pickleball 6-9pm Bunco Night	9:30-10:30am Yoga and Mindfulness (Clubhouse)	8:30-10:30am Pickleball 10am-12pm Coffee Group (Clubhouse)
21	22	23	24	25	26	27
	12pm-3:30pm Canasta (library) 2pm-4pm Mahjong (Clubhouse) 4:30pm-5:30pm Finance Committee Meeting	9am-12pm Pickleball 12:30pm-3:30pm Mahjong (Library)	9am-12pm Pickleball 10am-2:30pm Bridge (Library) 2:30pm-4:30pm Alley Cats (Library)	9am-12pm Pickleball	9:30-10:30am Yoga and Mindfulness (Clubhouse)	8:30am-10:30am Pickleball 10am-12pm Coffee Group (Clubhouse) 1-6pm Private Event (Cabana)
28	29	30				
	12pm-3:30pm Canasta (library) 3pm-5pm Grounds Committee Meeting	9am-12pm Pickleball 10am-12pm Renaissance Photography Club (Clubhouse) 12:30pm-3:30pm Mahjong Group (Library)				

Always Good to Know...

New Around Here?

Welcome! If you've just moved in, please come by the Clubhouse at 1131 Commons Drive to complete your Resident Information Form and obtain your electronic key card.

We have a great welcome packet for you!

Need Service?

If you have a problem with a component that the Association is obligated to maintain, please complete a Service Request.

Examples are gates, address signs, dry rot or irrigation in the common area.

Have a Concern?

Start with the management office via walk in, phone call 916.929.8380 or email Nepenthe.HOA@fsresidential.com.

If the office staff cannot resolve the problem, work with the General Manager, Nicole Marks. Still not satisfied? Submit a letter to the Board of Directors for review at the next meeting by dropping it at office.

Weed Abatement Schedule

Carson Landscape performs weed abatement every Tuesday, Wednesday and Thursday between the hours of 8:00 am and 4:00 pm. The application process is performed in compliance with applicable regulations by one certified specialist employed by the company .

Pre-emergent weed granules are applied between Winter and Spring.

See Area Crime Map

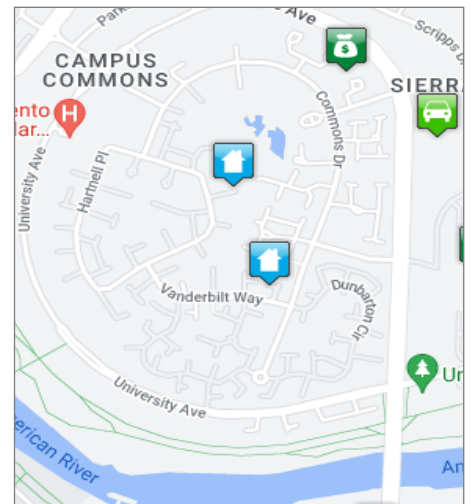
Would you like to see where crime is happening in our area? Go to: <https://communitycrimemap.com/> Use the tools on the left of the map to zoom in to Campus Commons. You can also set a date range.

Click on the icons displayed for more information.

Use the button in the upper right corner to "sign up for crime alerts" to get a weekly email.

This is a terrific resource for staying safe!

If you see a vagrant trespassing/loitering in the Community, please call the non-emergency Police at: (916) 808-5471. For emergencies and crimes in progress, call 9-1-1



Call the Office with any questions.

916.929.8380



Nepenthe Association
1131 Commons Drive
Sacramento Ca 95825

Office Hours

Monday - Friday ~ 9am-6pm
Phone: 916-929-8380
Nepenthe.HOA@FSResidential.com
NepentheHOA.com

Management Staff:

Nicole Marks, General Manager, Nicole.Marks@fsresidential.com
Nirmal Dhesi, Assistant Community Manager, Nirmal.Dhesi@fsresidential.com
Julienna Michel, Administrative Assistant, Julienna.Michel@fsresidential.com

Other Important Contacts:

After Hours Customer Care Center 1-800-428-5588 for property-related emergencies
Power Outage: 1-888-456-SMUD

Your volunteer Board of Directors:

President: <i>Markus Dascher</i>	Vice President: <i>Cheryl Nelson</i>
Member at Large: <i>Christina George</i>	Secretary: <i>Jackie Grebitus</i>

Board of Directors

1st Wednesday, 6:00 pm, via Zoom and at the Clubhouse

<https://us02web.zoom.us/j/88272111861?pwd=bDJDa1MyeUswQ0ZPSU81Y05jeVF6dz09>

Meeting ID 882 7211 1861, passcode 620373

Architectural Review Committee

Chair: Alan Watters, arc@nepenthehoa.com

2nd Thursday, 5:30 pm at the Clubhouse

Finance Committee

Chair: Susan Timmer, financecomm@nepenthehoa.com

4th Monday at 4:30 pm **via Zoom**

<https://us02web.zoom.us/j/89767673487?pwd=Z25BcjBDUDILWWdoN2hhT0R2L1I0UT09>

Meeting ID: 897 6767 3487, Passcode: 198099

Grounds Committee

Interim Chair: Jim Shaw

3rd Thursday at 3:00 pm at Clubhouse

<https://us02web.zoom.us/j/88075328792?pwd=ZlFSTEJrc3FibVJaaUIRZ0R3WFdyZz09>

Meeting ID: 880 7532 8792, Passcode: 197299

Insurance, Legal & Safety Committee

Chair: Nancy Arndorfer, ils@nepenthehoa.com

2nd Tuesday, 5:30 pm at the Clubhouse

Outreach Committee

Chair: Marcy Best, outreach@nepenthehoa.com

2nd Wednesday, 4:00 pm at the Clubhouse



Fellow Neighbors

My name is Brian Coates and I am running for your Homeowners Association (HOA) Board. I was born and raised in Sacramento and have lived in Nepenthe for 4 years. I spent many years as a youth coach (baseball, soccer, and basketball) and am currently a Life Coach. I hold an Associate of Science Degree in Math/Science and graduated Magna Cum Laude with a Bachelor's degree in Business Management. What brought me to Nepenthe is the location, community activities and of course, the beautiful grounds. My grandson, Dominic, and I love the community and enjoy many of the amenities (pool, pickleball, Jazz by the pool, Halloween activities, etc).

Homeowners have expressed frustration for a lack of transparency in decision making and fiscal oversight. In my role as a board member, I will push for greater transparency and fiscal accountability. I will seek input from Nepenthe's homeowners[JA1] [bc2] for answers to the current pressing challenges, like creation and following a budget for the reserves, creating a more transparent process of raising HOA dues, creation of a more methodical process for grounds remediation, creation of a process for which we are planning to implement AB1572, especially given the current water usage limitations and aging tree canopy. With that said, to provide true transparency and accountability, CHANGE IS NEEDED. Changing how we report expenditures (for example, specifically identifying and discussing decisions, like the recent decision to skip a month of reserve funding and/or present a plan to make up the shortfall). Changing how we track expenditures (this could be a simple software solution). Changing how we view and maintain the grounds (ensure that we factor in long term decisions about our grounds like the looming AB1572 implementation). Changing how the board interacts with our homeowners (potentially shifting the monthly meeting interaction to a more interactive process). Changing how decisions are made (less use of "emergency" declarations and using a more informative and collaborative decision-making process). Additionally, I would like to look to institute a

process where certain fiscal events would trigger a need for an HOA dues increase, as well as provide more oversight to those the board has delegated decision making to (i.e., management and landscapers).

As a board member, I will bring a wealth of plant operations and fiscal knowledge as well as business acumen. I retired from State Service as an Associate Warden where I provided oversight to the State's contracted prison facilities. I opened and eventually oversaw 12 facilities throughout California which housed roughly 4500 inmates and hundreds of staff. I have been responsible for the planning, development, implementation, and monitoring of multi-faceted Business Service functions. This includes contract management, contract negotiations, program budget oversight, program personnel, procurement, accounting, training and other Business Services support staff. I provided oversight, tracking, and reconciliation of fiscal projections, budget allotments, and contract/program expenditures. I have managed budgets of \$118 million (CSP-Solano), \$350 million (Contract Beds Unit), as well as the Department's entire \$5.8 Billion dollar budget. I did all this while following all appropriate laws and regulations including, the California Constitution, Departmental policy, the Title 15 regulations, Governor's Office directives, accounting procedures, budgeting procedures, the State's Contracting manual, etc. In addition, I have participated in and/or conducted numerous meetings to secure timely and necessary input from various Departmental divisions as well as outside stakeholders, including control agencies, to ensure compliance and consistency with operational, contract, legal, and fiscal procedures and policies. I have negotiated with the Department of Finance, the Legislature, and other control agencies on complex budgetary matters, budget policy, and procedural issues.

When elected to the board, my goal is to enhance fiduciary oversight by the board while maintaining the beauty of Nepenthe, increasing the inclusiveness of more residents in our community, providing greater transparency so we all have a better understanding of expenditure decisions, and an ear for the residents to be comfortable to share ideas they may have to make this all happen. I am asking for your support and your vote.

The Nepenthe Association is not responsible for the design or content of the candidate's statements. Distribution of statements does not imply agreement with claims or proposals made in the statements.

Board Candidate Questionnaire, 2024

Your name: Brian Coates

1. Please specify your involvement with Nepenthe committees or other Nepenthe activities.

I have attended some board and committee meetings. However, I have met many people in Nepenthe during my walks, swimming pool sessions, Saturday morning coffee attendance, jazz by the pool, as well as on the pickleball court.

2. Are you able and willing to devote approximately 16 to 32 hours a month to Association business, if needed?

Yes, I am available

3. Are you able and willing to attend monthly Board meetings (including Executive Session), as well as to serve as Board Liaison to one or more committees?

Yes

4. Are you willing to sign and abide by the Nepenthe Conflict of Interest Policy? <https://nepenthehoa.com/wp-content/uploads/2023/03/conflict-of-Interest-policy.Adopted-2014-01-22.pdf>

Yes

5. What is your background or experience that might relate to being a Nepenthe Board member (professional, volunteer, other Boards, etc.)?

I have extensive Budgeting, Contracting, Accounting, Personnel, and other business related knowledge as I have been a High Level Manager in State Government. I directly oversaw and presented, the then, \$5.8 billion budget and 50,000 plus staff to the California Department of Finance to be included in the annual January 10th Budget. I have also negotiated, written, and overseen contracts with various vendors of contract facilities housing lower level inmates in the state of California. I have had oversight of the facilities as well as the business management of them. During these duties I had to interact with different personalities such as contractors,

inmates, upper management, peers, Legislators, the Legislative Analyst Office, the Governor's Office, Union Negotiators, etc.

6. What skills do you have that will contribute to your work as a Board member?

Having managed huge institutions, I bring a skillset of being able to manage the grounds here at Nepenthe as well as contract management, budgeting, accounting, and vendor interaction. I also bring the skillset of being able to relate to different personalities, bring people together and mitigating issues at the lowest level possible

7. What do you view as the three most challenging issues for Nepenthe during the next two years?

Reserve Budget (creation of one and being transparent about use of reserve funds);

**Grounds Maintenance (transparency in decisions about remediation);
implementation of AB1572.**

8. If elected, what would you like to see accomplished during your term on the Board?

The process of raising HOA dues is a more transparent and inclusive process, with the identification of certain fiscal events that would trigger the review of needed changes in dues.

With the pending implementation of AB1572 I would like to see that we are maintaining and remediating the grounds in a way that would be consistent with its implementation.

Creation of a budget (both operations and reserves) that is fluid enough to make changes as needed so that we stay on budget. If events present themselves that we find we may not stay within budget, then communicate this information to the Homeowners.

9. Have you read Nepenthe's CCRs, Bylaws, and Community Rules?

Yes

Courtenay Delfin



My partner and I have lived in Nepenthe for over 13 years. As native Sacramentans, we have long admired the beauty and serenity of Campus Commons and were thrilled to move here from East Sacramento. We genuinely enjoy the lifestyle of our unique community.

Although we live in a beautiful urban oasis, a lot threatens our community. Inflationary pressures and an increasingly unpredictable climate will challenge us moving forward. Our landscape does need refreshing, but we must do this smartly. We cannot continue to completely remove and replace entire sections of functional and healthy Nepenthe landscape without first considering costs. Additionally, the passage of Assembly Bill (AB) 1572 the Potable Water: nonfunctional turf legislation, will have demands on our landscape in the coming years and we should be cognizant of that reality now. We need to be budget-conscious and work to reduce our expenses so we can manage future increases in our monthly dues. And we must do this with transparency and accountability.

I hold a bachelor's degree in economics and political science with a concentration in public finance. I worked for California's Employment Development Department during my professional career, forecasting future expenditures and revenue for several multi-million and multi-billion-dollar Funds. This work required monitoring of every expenditure and revenue stream and adapting the future budgets to account for any changes. I have experience in budget spreadsheets and statistical software, things that can assist Nepenthe as we move forward to face our challenges.

In addition to extensive fiscal experience, I also spent much of my time analyzing legislation and its impact on my Department's Funds and programs. We will need this type of experience as we grapple with the impact of AB 1572.

In my personal life, I have a passion for animal rescue and have volunteered my time for 20 years with the Sacramento Society for the Prevention of Cruelty to Animals (SSPCA). I understand the need for giving back to my community and hope to give back to Nepenthe in the same manner.

If elected I promise to work with the Nepenthe Board of Directors, our front office management and staff, and our committees to control costs and to stop the removal of functional, healthy, and safe landscaping. We must further analyze how we can become more water-efficient and come into compliance with AB 1572 before we make wholesale landscaping changes. There has been a great deal of turmoil and confusion surrounding the removal of landscaping around our property and I hope to join the Board to foster a more open and communicative process to do the *necessary* work. Additionally, I will employ my budgeting skills and a fresh perspective to help control costs so that we can at least slow down the future increases in our monthly assessments.

I look forward to working with the homeowners in our community, tapping into our collective expertise and communal spirit. I ask for your vote for the Nepenthe Association Board of Directors.

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Board Candidate Questionnaire, 2024

Your Name: Courtenay Delfin

1. Please specify your involvement with Nepenthe committees or other Nepenthe activities.

I have not had any involvement with committees or activities other than attending committee meetings and Board meetings.

2. Are you able and willing to devote approximately 16 to 32 hours a month to Association business, if needed? Yes.

3. Are you able and willing to attend monthly Board meetings (including Executive Session), as well as to serve as Board Liaison to one or more committees? Yes.

4. Are you willing to sign and abide by the Nepenthe Conflict of Interest Policy? <https://nepenthehoa.com/wp-content/uploads/2023/03/conflict-of-interest-policy.Adopted-2014-01-22.pdf> Yes.

5. What is your background or experience that might relate to being a Nepenthe Board member (professional, volunteer, other Boards, etc.)?

I recently retired after a lengthy career as a data analyst with a specific focus on economic forecasting and budgets. I have extensive experience with budget spreadsheets and have prepared both short- and long-range estimates and budgets for a major California agency. A large part of my job was reconciling budgets estimates with actual money and identifying the key issues that caused discrepancies.

6. What skills do you have that will contribute to your work as a Board member?

I have extensive experience in forecasting and budgeting. I helped manage a multi-billion dollar Fund with hundreds of millions in expenditures and revenue. I was also responsible for analyzing legislation as it pertained to this Fund, something that Nepenthe will need as it grapples with the challenge presented by Assembly Bill (AB) 1572, the Potable Water: nonfunctional turf legislation.

7. What do you view as the three most challenging issues for Nepenthe during the next two years?

1. Inflation and the need to manage costs, particularly with landscaping.
2. Compliance with AB 1572 and water management in general.
3. Fostering more communication with homeowners.

8. If elected, what would you like to see accomplished during your term on the Board?

I would like to stop the expensive, total removal and replacement of healthy and water efficient landscaping until we can understand what the community must do comply with AB 1572. Landscaping priority must be changed from removing healthy plants that are not causing issues in the community to properly maintaining vegetation and replacing it only when necessary.

9. Have you read the Nepenthe's CCRs, Bylaws, and Community Rules? Yes.



Jackie Grebitus

I have lived in Nepenthe for almost 23 years and upon retiring 3 years ago decided to become more involved in the community. I ran for the Board two years ago and have enjoyed my time on the Board. I have learned a great deal about how the Board functions and feel that this knowledge has better positioned me to effectively respond to the needs of this community. In addition, I have served on the Board of Directors of the Pioneer Association for two terms working on membership growth and activities. Through those positive experiences I learned the value of teamwork, listening and collaboration.

I worked in the insurance industry for over 40 years, handling worker's compensation, liability, and auto claims for large commercial accounts. I managed claims handlers and audited claims handlers, managers, and third-party administrators for adherence to best practices set by the company in the US and Canada. I also audited law firms for compliance with company mandated billing practices. I was certified by my employer as an arbitrator for disputes between insureds and the company in the aftermath of Hurricane Katrina. I also worked on a catastrophe team managing a large-scale property damage incident for a large oil company. I have an Associate of Risk Management designation from the Insurance Institute of America and am certified by the state of California as a third-party administrator.

My strong dispute resolution and consensus building skills are a result of those years in insurance. The overall claims process involves gathering information, evaluating all aspects of that information, and making decisions based on applicable law and regulations to lead to a resolution between all parties are skills I utilize as a Board member.

Financial management is also a skill I bring to the Board. Insurance claims require fiscal responsibility to the insureds, shareholders, and management and employees of the company. The owners and residents of Nepenthe deserve the same responsibility and accountability. I have years of experience handling other people's money and supporting the decisions made to spend the money.

I feel that the current Board has made progress in addressing transparency and the community's concerns. I will continue to pursue these goals and welcome your input as we move forward.

I have four adult children, five grandchildren and a 17-year-old cat. I've gotten slightly better at pickleball and enjoy playing with a great group of people on Nepenthe's fabulous courts. I have lived in Sacramento all but 3 years of my life and Nepenthe is the best place to live.

I would be privileged to have your vote and look forward to serving you on the Board.

Board Candidate Questionnaire, 2024

Your name: Jackie Grebitus

1. Please specify your involvement with Nepenthe committees or other Nepenthe activities.

I am currently serving as Secretary on the Nepenthe Board of Directors and liaison to the Insurance, Legal and Safety Committee.

2. Are you able and willing to devote approximately 16 to 32 hours a month to Association business, if needed? Yes

3. Are you able and willing to attend monthly Board meetings (including Executive Session), as well as to serve as Board Liaison to one or more committees? Yes

4. Are you willing to sign and abide by the Nepenthe Conflict of Interest Policy?

<https://nepenthehoa.com/wp-content/uploads/2023/03/conflict-of-interest-policy.Adopted-2014-01-22.pdf> Yes

5. What is your background or experience that might relate to being a Nepenthe Board member (professional, volunteer, other Boards, etc.)?

With over 40 years' experience in the insurance industry, I have managed claims and audited others for adherence to expectations and policies. That experience included handling other people's money and supporting the decisions made to spend monies. In addition, I have served two terms on the Board of the Pioneer Association. I am certified as an arbitrator of disputes and certified by the State of California as a third-party administrator.

6. What skills do you have that will contribute to your work as a Board member?

I have strong dispute resolution and consensus building skills. In combination with my ability to assess information and make decisions based upon law and regulations, I can reach satisfactory resolutions to problems. Managing claims require fiscal responsibility to the insureds, shareholders, and management and employees of the company – just as do Nepenthe homeowners.

I value teamwork, listening and collaboration.

7. What do you view as the three most challenging issues for Nepenthe during the next two years?

- Balancing our resources against community needs
- Developing plans for water-conscious, drought-tolerant, native, & attractive landscaping
- Achieving a smooth transition from City water billing to HOA billing

8. If elected, what would you like to see accomplished during your term on the Board?

Continue to develop an informed and involved community.

9. Have you read Nepenthe's CCRs, Bylaws, and Community Rules? Yes

Cheryl Nelson



Hello, I'm Cheryl Nelson, currently serving on the Nepenthe Board of Directors. I am asking for your vote to continue in that role for another two years.

The purpose of the Board is to protect, preserve and maintain the assets of the community. As volunteer homeowners, we each bring differing skills, abilities, and perspectives to the task. Those distinctions inform our decisions and enrich the community. I believe I have demonstrated the ability to work in the best interest of Nepenthe. I am hard working and flexible and continue to attend topic-specific training to stay informed of changes in legal regulations and the best practices of other homeowner associations – my efforts are always in the best interest of the entire community.

My work and volunteer experiences as well as my participation within the community provide me with solid business knowledge, problem-solving skills and understanding of community issues.

I hold a BA from the University of California, Davis, and spent a career on that campus retiring as the Director of Client Services for the Veterinary Medical Teaching Hospital. During my career I handled budgets, problem assessment and analysis, employee relations, information technology, client and media communication, and problem negotiation and resolution. Outside my work career, I served on the Civil Sacramento County Grand Jury, and I remain involved with the non-profit statewide California Grand Jurors' Association. My neighborhood focus has been on initiating family-based activities.

The many challenges of the last two years such as devastating storm damage, higher than expected siding and painting costs, and incursions by non-residents in our cabana areas has required persistence, creative thinking, and cooperative working relationships on the part of all Board members to address these issues. I possess those qualities and wish to continue to apply them to upcoming changes and challenges. The most immediate of these are:

- Completing the City of Sacramento Water Meter project
- Planning for the implementation of AB1572, the State mandated turf/potable water law
- Continue to seek cost saving opportunities while maintaining our quality community
- Continue to formulate long-range plans for the maintenance of this community

I would appreciate your vote.

The Nepenthe Association is not responsible for the design or content of the candidates' statements. Distribution of statements does not imply agreement with claims or proposals made in the statements.

Board Candidate Questionnaire, 2024

Your Name: Cheryl Nelson

1. Please specify your involvement with Nepenthe Committees or other Nepenthe activities.

In addition to my past 2 years on the Nepenthe Board, I have served on the Outreach Committee and have been Board liaison to both Grounds and Outreach Committees. I routinely attend Finance Committee meetings. I initiated on-going family-oriented activities such as the egg hunt, 4th of July Parade and Halloween celebration.

2. Are you able and willing to devote approximately 16 to 32 hours a month to Association business, if needed? Yes.

3. Are you able and willing to attend monthly Board meetings (including Executive Session), as well as serve as Board Liaison to one or more committees? Yes.

4. Are you willing to sign and abide by the Nepenthe Conflict of Interest Policy?

<https://nepenthehoa.com/wp-content/uploads/2016/12/Conflict-of-Interest-Form.pdf>

Yes.

5. What is your background or experience that might relate to being a Nepenthe Board member (professional, volunteer, other Boards, etc.)?

I hold a BA from the University of California, Davis, and spent a career on that campus retiring as the Director of Client Services for the Veterinary Medical Teaching Hospital. Outside my work career, I served on the Sacramento County Civil Grand Jury. After that for 5 years I was a Northern California trainer for the non-profit statewide California Grand Jurors' Association and continue to serve with that organization on a committee level. I lead and have led Renaissance seminars and served as technical host for that organization during the COVID shut down.

6. What skills do you have that will contribute to your work as a Board member?

During my career I handled budgets, problem assessment and analysis, employee relations, information technology, client and media communication, and problem negotiation and resolution. I continue to attend topic-specific training to stay informed of changes in HOA legal regulations and the best practices of other homeowner associations.

7. What do you view as the three most challenging issues for Nepenthe during the next two years?

- final conversion of water billing from the City to Nepenthe
- new State regulations on unused turf and potable water
- continuing to control costs while addressing the highest priority needs

8. If elected, what would you like to see accomplished during your term on the Board?

I wish to continue participation with a Board focused on decision-making that results in plans and policies that are always in the best long-range interest of the entire community.

9. Have you read the CCRs, Bylaws, and Community Rules? Yes.