



**NEPENTHE ASSOCIATION
BOARD OF DIRECTORS MEETING
September 4th, 2019, 5:30 PM**

Nepenthe Clubhouse | 1131 Commons Drive | Sacramento, CA 95825

**OPEN SESSION
MINUTES**

I. CALL TO ORDER: 5:33pm

Present	Arrival	Board Member	Position	Departure
X		Christina George	President	
X		Linda Cook	Vice President	
X		Will Vizzard	Treasurer	
X		Jan Summers	Secretary	
X		Greg Beale	Member at Large	

MANAGEMENT PRESENT

Dawn Robinson, General Manager, FirstService Residential
Christina Romero, Assistant Community Manager, FirstService Residential

II. ANNOUNCEMENTS

A. Executive Session Disclosure: In accordance with Civil Code Section 4935(a), the Board met in Executive Session on September 4th, 2019 in order to consider matters relating to personnel, contract negotiations, legal matters and member discipline.

III. COMMITTEE UPDATES AND INVITED GUESTS

- A. Architectural Review Committee**
No report. Minutes Reviewed and filed.
- B. Finance Committee**
No Report. Minutes Reviewed and filed.
- C. Grounds Committee**
Don gave a brief update of the state of the landscape improving over the last year. Minutes Reviewed and filed.
- D. Insurance, Legal and Safety Committee**
Jerry thanked the Board for taking the time to meet with the ILS Committee. Minutes reviewed and filed.
- E. Outreach Committee**
Committee chair gave verbal report on success of Jazz by the Pool event. Last event to be held on the 29th of September. Minutes Reviewed and filed.

IV. REPORTS

A. Master Calendar Report:
Reviewed and filed

B. Coast May Report Sheets and Three-Month Schedule

Reviewed and filed

V. HOMEOWNER FORUM

None.

VI. CONSENT CALENDAR:

Resolution: The Board approves Consent Calendar Items A to D, as presented.

Motion: Linda Cook

Second: Greg Beale

Vote: All in Favor

Begin Consent Calendar

A. Approval of Minutes August 7, 2019 Open Session Minutes

Resolution: The Open Session minutes dated August 7th, 2019 are approved as presented.

B. Financial Statement: July 2019

Resolution: The Board accepts the July 2019 interim financial reports and bank reconciliations as presented, subject to annual review.

C. Architectural Applications

The Architectural Review Committee met on July 9, 2019 to review the application listed below.

Resolution: The Board confirms the recommendations of the committee.

	<i>Address</i>	<i>Application for</i>	<i>Recommendation</i>
1	1467 University Drive	Window Replacement	Approval
2	1112 Dunbarton Cir	Hand Rail	Approval

D. Committee Appointments

Joan Haradon Co-Chair of Grounds Committee

Resolution: Board Approves the Consent Calendar Items A - D as presented.

Motion: Linda Cook

Second: Greg Beale

Vote: All in Favor

End Consent Calendar

VII. NEW BUSINESS

A. ILS Committee Charter and Standards and Practices of Insurance.

Resolution: Board Adopted ILS Charter and Standards and Practices for Insurance as presented.

Motion: Will Vizzard

Second: Greg Beale

Vote: All in Favor

VIII. HOMEOWNER COMMENTS

None

IX. NEXT MEETING: Wednesday, October 2nd, 2019 at 5:30 pm in the Nepenthe Clubhouse

X. ADJOURN: 5:40pm