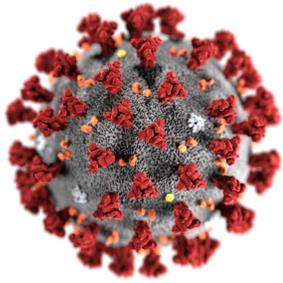


April 2020

Nepenthe Association



Large Association of the Year Northern California

# THE NEPENTHE NEWS

## Water Meter Installations Proceed

A Complete Guide Including Frequently Asked Questions

Water meters are top of mind for everyone in Nepenthe this week. Between the water shutoffs, the construction noise and the unsightly meters themselves, it's hard not to be aware of their installation.

This is a good time to run through the history of the meters to date and to address the most common questions that have been posed this week by the homeowners.

First, a little history...

In 2016, the Board of Directors voted to request individual meters at each address in the community. At the time that decision was made, it was not clear what the actual physical requirements would be. That changed in 2018 when the designers for the project contacted the association to start laying the groundwork.

At that time, management met with Michelle Eckard, engineer with Carollo Engineers, under contract with the City of Sacramento, to discuss the installation of water meters in Nepenthe as mandated by the State of California. Per City code, there were certain requirements made known to Nepenthe in order to install individual meters at each unit. Michelle attended the April 2018 Open Session meeting to provide the Board with answers to questions about these requirements and the potential costs to the Association.

The Board had two options:

Option 1: Install meters at the connection points between the public water system to

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## New Look for Traffic Islands

At the April Board meeting the directors approved a proposal from Coast Landscape Management for redesigning eight of Nepenthe's fourteen traffic islands.

The goal behind the design is to create more inviting and lively entrance islands that match the more natural style of the existing landscape. The designer from Coast, Greg Dawson, proposed taking advantage of some the existing plant material in parts of the design. The three larger islands (the two for Dunbarton Circle and one for Elmhurst Circle) will feature cobble dry creeks as a reference our other dry creeks throughout the community, especially the one that runs south to University from the large traffic island at the end of Commons.

The entry islands are vital in establishing perceived value to potential new homeowners seeing Nepenthe for the first time. Thinking about property values is one of the main goals of any community association. During these times of uncertainty, using the allocated reserves for projects that can have a significant effect on property values will be prioritized.

When the community as a whole shows well, it benefits all homeowners individually when they put their homes on the market. All homeowners pay into the reserve fund and it exists



# Annual Meeting– Candidates Statements

The Annual Meeting is soon approaching! The date of the meeting will be May 27, 2020. Ballots will be mailed out by April 17. Watch your mail for that. There are four candidates for the Board as announced in last month's newsletter. They are (alphabetically):

Linda Cook

Mary Gray

Jan Summers

Liza Tafoya

Their candidates statements will be included with your ballot, but they are also included with this newsletter.

The Candidates' Forum is Saturday, April 25th. As with all gatherings these days, this will be a "virtual" forum. To attend, follow the link below if you would like to use your computer's camera and microphone.

<https://zoom.us/j/526991998?pwd=b0ZYUkFjbUVCS0pOZXZHb0xhQ3Nadz09>

To join by phone, dial +1 253 215 8782.

However you attend, you will need to enter the meeting ID: 526 991 998 and the password: 776271

Directors serve two year terms. There are two open positions and four candidates. Making a thoughtful selection is an important part of membership.

## February Budget Report

Actual year-to-date income of \$612,119 versus year-to-date budgeted income of \$620,094 produced a negative income variance of \$7,975.

Actual year-to-date operating expenses and reserve contributions of \$700,375 versus year-to-date budgeted expenses of \$620,094 produced a negative expenses variance of \$80,281. The contribution for the reserve fund expense twice in February bringing the numbers into better alignment with the budget.

The two combined variances produced a negative year-to-date variance of \$88,256 which is expected to flatten out on the income statement in the March financials.

## February Cash Flow Report

| Sources / Uses                    | Operations       | Reserves           |
|-----------------------------------|------------------|--------------------|
| <b>Beginning Balance 1/1/2020</b> | <b>242,071</b>   | <b>8,501,059</b>   |
| <b>Plus Income</b>                | <b>608,420</b>   |                    |
| Reserve Investment Income         |                  | 3,699              |
| Contributions to Reserve          |                  | 363,246            |
| <b>Less Operating Expenses</b>    | <b>(257,440)</b> |                    |
| Reserve Funding                   | (363,246)        |                    |
| Reserve Expenditures              |                  |                    |
| Due to Operating                  |                  | (55,214)           |
| Receivable from Management        | (0)              |                    |
| <b>Ending Balance 01/31/2020</b>  | <b>\$281,632</b> | <b>\$8,812,790</b> |

# Water Meters, continued

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the private association-owned water system. The monthly cost of water would be borne equally by the owners in their regular assessment payments to Nepenthe.

Option 2: Install individual meters at each address within Nepenthe. The association would be required to undertake necessary pipe exposures and improvements before the City would install the meters. The association would also be required to record necessary easements for the utilities. The owners would continue to pay the City directly for water.

On April 4th, 2018, the Board made the decision to approve Option 1 and install meters at the connection points only.

The Board then contracted with Wood Rodgers Engineering to perform an analysis of both options. The Board felt that, although the decision had already been made, it was their fiduciary duty to ensure it was the proper decision by relying on the advice of experts as Civil Code requires them to do.

Kevin Gustorf of Wood Rodgers completed the analysis and held two "Water Meter Forums" to present the findings and answer questions from the owners. The report and presentation can be seen on the community website at [www.NepentheHOA.com/water-meter-installation-project](http://www.NepentheHOA.com/water-meter-installation-project).

The firm was also retained to inspect and report on the existing condition of our water system and make recommendations for optimal meter installations that would provide the most water cost savings. Their recommendations were followed by the Board and the final agreement between the City and Nepenthe was executed in April 2019.

The City started in February to locate existing utilities. Construction to install the meters began in earnest this week, April 6 through 10, 2020.

Now, on to the questions:

Q: Why are the meters placed in those particular locations?

A: The meters are placed at the point of connection between the city water line and the association's private line. The City requires that all meters be installed above ground whenever possible. The only time they are installed below ground is when the existing land features make it impossible to install above ground. Examples of the features that make above ground installation impossible are roads or mature large trees.

Q: Why are the meters so ugly?

A: While they are ugly, they can be painted dark green or covered with a backflow blanket. The association can also install landscaping to shield the view. In fact, the directors approved a contract for landscape improvements on traffic islands at their April 8 meeting- look for more information elsewhere in this newsletter. Like the transformer boxes that belong to SMUD, we may find that after time, we don't even "see" the meters.

Q: Is it true that if the association had opted for individual meters, we wouldn't have to look at this above-ground equipment?

A: That is partially correct. While individual meters would have been below-ground in the alleys, other equipment like valves and backflows would have been installed in various locations above-ground. This is a normal part of a modern water system. Let's not forget that those individual meters would have come at great expense financially and their installation would have been much more intrusive and disruptive than the work currently underway.

Q: Is this considered "essential" work? Why are they continuing with this project while we are under a public health order to stay home?

A: According to [www.metersmatter.org](http://www.metersmatter.org), the City of Sacramento's webpage: "Water meter and main line construction has been deemed an essential infrastructure project and therefore construction will continue through the COVID-19 shelter in place order. City staff, contractors, and their workers shall take all reasonable precautions to prevent the spread of the COVID-19 virus as recommended by the Centers for Disease Control and Prevention, California Department of Public Health, Sacramento County Department of Health Services, or any other governmental entity that issues COVID-19 recommendations. This includes, without limitation, those recommendations regarding sanitation of work sites, hand-washing, and social distancing."

Q: How will I be billed for water when these meters are installed?

A: For a period of one year after the installation, owners will continue to be billed by the City of Sacramento under their old rate. The association will receive quarterly reports from the City showing the actual water usage from the meters in the

# Water Meters, continued

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community. This information will be shared with the homeowners in *The Nepenthe News* when it is received. The purpose of the report is to help the association budget for the increased water costs. After the one-year period, the association will receive the invoices and the homeowners will cease to be billed for water by the City. The goal is to adjust the monthly dues for the homeowners for 2021 to adequately cover the cost of water for the association, including common area irrigation and the water used by each unit. That year-long period will hopefully yield enough information to create an accurate budget.

Q: Will the association bill the owners for water based on unit size?

A: No. The CC&Rs, Article VIII, Section 8.2(e) mandates that all regular assessments be shared amongst units equally. Owners may feel that this will not encourage water conservation within the community or that some households, by virtue of having less occupants per unit, will carry a disproportionate share of the burden. It is documented that outdoor irrigation is a large portion of a residence's water use. As the homes in Nepenthe have fairly small fenced patios, this common denominator suggests that water use per unit is more uniform than it may appear regardless of the number of occupants. It can also be noted that most of the homes in Nepenthe are occupied by a pair of individuals. Many are occupied by single occupants and the smallest portion of homes are occupied by three or more individuals. This demographic supports the idea that the water use is fairly uniform throughout the community.

Q: When will they be done with the project?

A: Samuel Florez, the Project Manager is anticipating that the work will be completed by April 30. Like every other endeavor, this project has been impacted by the pandemic. Supplies have slowed and, as a manager, he has had to implement new protocols to keep his staff safe. Even so, he still anticipates being finished by April 30.

Lastly, what's next?

Nepenthe can expect to see continued water shutoffs throughout April. It's important to note that the shutoffs only occur between 9:00 am to noon. When a notification goes out saying that an area may experience shutoffs, that does not mean that each home WILL have its water shutoff- only that it MAY experience a shutoff. Even then, it is not usually for an entire three-hours, but

may be intermittent.

Sometimes, when the crews have the lines open, a small amount of dirt can fall in. When the homeowner turns on the water again it can be alarming to see brown water coming out of the lines! Running the water for a few minutes will clear it up.

To be as helpful as possible, management will send a brief eblast every afternoon to inform homeowners of where work is expected the next day. The notice will include a link to a Nepenthe map to provide the exact area where work is expected to occur. The information provided will be as complete as what the contractor provides to management.

As stated earlier, the work is expected to be completed by April 30<sup>th</sup> barring any unforeseen difficulties. Please contact management if you have any further questions.



Typical above-ground meter.

# Traffic Islands, continued

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for the benefit of all. This project is a lovely way to use part of this year's allocation for the good of the neighborhood.

The plant choices are as dynamic and varied as Nepenthe itself. Many are ones that we are used to seeing throughout Nepenthe, but some are new to us. Some of the new plants include a groundcover called biokovo geranium:



Other plant choices are Alstromeria Roselind:



Nepeta faassenii, more commonly known as catmint:



And Polygala Petite Butterfly, which looks very interesting:



Currently the planting crews are working in Zone 1 implementing the proposal that was approved at the March 4 Board meeting, but keep your eyes open— you'll soon see fresh and new looking islands throughout the community.



Nepenthe Association  
1131 Commons Drive  
Sacramento, CA 95825

Phone: 916-929-8380  
Nepenthe.HOA@FSResidential.com

Office Hours:  
Monday—Friday 9:00 AM to 6:00 PM  
Saturday 10:00am to 2:00pm  
Sunday—Closed

[www.NepentheHOA.com](http://www.NepentheHOA.com)

**Management Staff:**

Bettsi Ledesma, General Manager, [Bettsi.Ledesma@fsresidential.com](mailto:Bettsi.Ledesma@fsresidential.com)

Christina Romero, Assistant Community Manager, [Christina.Romero@fsresidential.com](mailto:Christina.Romero@fsresidential.com)

Nirmal Dhesi, Assistant Community Manager, [Nirmal.Dhesi@fsresidential.com](mailto:Nirmal.Dhesi@fsresidential.com)

**Other Important Contacts:**

First Service Residential 24-hour Customer Care Center at 1-800-428-5588

Power Outage: 1-888-456-SMUD

Nepenthe Insurance Questions? Need a certificate? Call management 916-929-8380

City of Sacramento (garbage, recycling, city street parking enforcement): 3-1-1

**Board of Directors:**

President, Christina George [President@NepentheHOA.com](mailto:President@NepentheHOA.com)

Vice President, Linda Cook [VicePresident@NepentheHOA.com](mailto:VicePresident@NepentheHOA.com)

Secretary, Jan Summers, [Secretary@NepentheHOA.com](mailto:Secretary@NepentheHOA.com)

Treasurer, William Vizzard [Treasurer@NepentheHOA.com](mailto:Treasurer@NepentheHOA.com)

Member at Large, Greg Beale [Director@NepentheHOA.com](mailto:Director@NepentheHOA.com)

# Committees

**Board of Directors Open Session Meeting**

5:30pm in the Clubhouse  
April 8, 2020

Committee Meetings:

Times, dates and locations of meetings can be found on the website at <http://nepenthehoa.com/event-calendar/>

or on the bulletin board outside of the Clubhouse.

**Architectural Review Committee**

Chair: Jenny Smith

[ARC@nepenthehoa.com](mailto:ARC@nepenthehoa.com)

**Elections Committee**

Chair: Yvonne Del Biaggio

**Finance Committee**

Chair: Open

[FinanceComm@nepenthehoa.com](mailto:FinanceComm@nepenthehoa.com)

**Grounds Committee**

Chair: Steve Huffman

[GroundsComm@nepenthehoa.com](mailto:GroundsComm@nepenthehoa.com)

**Insurance, Legal and Safety Committee**

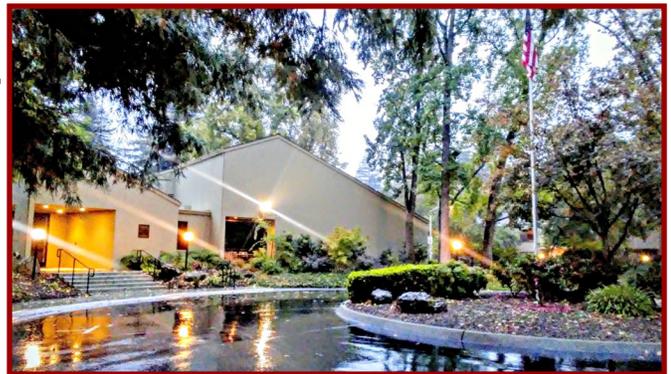
Chair: Nancy Arndorfer

[ILS@nepenthehoa.com](mailto:ILS@nepenthehoa.com)

**Outreach Committee**

Chair: Pam Livingston

[Outreach@nepenthehoa.com](mailto:Outreach@nepenthehoa.com)





**My name is Linda Cook. I have resided in Nepenthe for about 14 years. The purpose of this statement is to announce my intention to be a candidate for re-election to the Nepenthe Board of Directors.**

My goals as a Director would be to ensure that Nepenthe HOA remains a financially responsible entity and serves the needs of residents and community. Safety and physical condition of the buildings and grounds are a high priority for me; I walk the shaded paths and trails of Nepenthe area, almost daily. I will strongly encourage the residents' active participation and engagement in the operation, management, and Board oversight for the good of our entire community. **Most importantly, as a Board Director I would be accessible to residents to discuss concerns and issues that affect our daily lives and welfare in this community.**

My knowledge and experience in the area of community governance and participation qualify me to provide responsive leadership on the Nepenthe Board of Directors: Current Nepenthe Board Director, Past President and Board Officer of the East Sacramento Improvement Association, Executive Board Society for the Blind, National Education Board Liaison for National Geographic, and Sutter Hospital IRBoard member. I have worked in conjunction with City of Sacramento City Council, City Planning and Review, and City Historic Preservation. As an Educator and Administrator for more than 41 years; I was responsible for the compliance and coordination of state/federal legislation, grants and awards with annual budgets of approximately 10-30 million dollars. I have been a member and officer of professional and Educational organizations at local, state, and national levels.

As a Nepenthe resident, I have served as a Board Director since 2016; and served as former Chairperson of the Nepenthe Social/Outreach Committee and initiated the successful, "Jazz at the Pool" summer concerts, as well as other social events. I currently serve as the Vice President of the Nepenthe Board of Directors, and Liaison to the Outreach Committee.

**I have always taken much pride in my home and community, and believe that each of us contributes to the quality of our Nepenthe community. As a Director, I would work to make this statement a reality for the residents of Nepenthe.**

INITIAL QUESTIONS FOR RECRUITING BOARD CANDIDATES  
1/28/2020

1. How long have you been a resident/owner in Nepenthe?

**I have resided/owned my home in Nepenthe since 2010.**

2. Have you served on any organizations or committees that would relate to your work as a Nepenthe Board Member? Have you served on any Nepenthe Boards in the past?

**I have been involved in Community leadership since 1990. Past President of East Sacramento Improvement Association, Mayor's Select Committee on Historical Preservation, Past Chairperson of Nepenthe Outreach Committee, 2012-2018. Nepenthe Board Director, 2015-Present.**

3. Tell us about your background and experience that would relate to a Board Member appointment. (volunteer, professional, other Board positions, etc.)

**Educational Administration, federal legislation and funding. Elected/appointed Elected/Appointed leader in numerous national and state professional associations; President Elect CA Association of State and Federal Programs, CA Association of School Administrators. Sutter Hospital Institutional Review Board, Docent Crocker Art Museum, Arts and Business Council member, Consultant for National Geographic Educational Programs.**

4. Duties of Board Members typically involve about 8-20 hours per month (executive and open Board meetings, liaison to a committee, etc.). Would you be able and willing to make this commitment of time? **YES**

5. Are you willing to listen, interact and engage in public discussion? Are you able to use information from others to form your own opinion?

**Working in my community to improve livability and life style of residents has always been a priority for me. I enjoy working with people in all aspects of professional and leisure activities. I am a good listener and try to understand perspectives of all persons involved in a discussion or disagreement. I have always been capable and proud to form my own opinion based upon information and research**

6. Have you had experience in resolving disagreements and, if so, how?

**As a Committee Chairperson and a Nepenthe Board Director there have been many opportunities to discuss and resolve disagreements.**

"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."



My name is **Mary Gray** and have I have lived in Nepenthe for 9 years. It is a fabulous place to live – beautiful and most importantly filled with wonderful neighbors. I am currently on the Architectural Review Committee

I am very fortunate to live here. I feel very strongly about both preserving the quality of life and ensuring that we remain fiscally sound. Dues have continued to rise over the past nine years – Cost do increase however it is important to evaluate our expenditures and always look for creative ways to save while preserving a high quality of life.

My job for many years involved working closely with many different governmental agencies. I had to collaborate and find ways for us to work better together in order to deliver a very large transportation program. I learned very quickly that listening is vital and diversity of opinion critical to developing the best solutions.

I am the best person for this job because I not only care deeply about our community, I also have a background in collaborative decision making. I am currently part of a teaching team at Stanford University and my focus is communication and innovative decision making. I will bring these skills to this position.

You can count on me to listen to your concerns and ideas. I will strive to find the best solutions to issues you have.

I have spoken to many of my neighbors about running for this position and I have their support.

We live in an amazing and unique community. It is important to preserve and enhance the quality of our neighborhood while creatively working to keep the dues reasonable.

## INITIAL QUESTIONS FOR RECRUITING BOARD CANDIDATES -1/28/2020

1. How long have you been a resident/owner in Nepenthe?  
9 years
2. Have you served on any organizations or committees that would relate to your work as a Nepenthe Board Member? Have you served on any Nepenthe Boards in the past?  
I have been on the architectural review committee for 2 years
3. Tell us about your background and experience that would relate to a Board Member appointment. (volunteer, professional, other Board positions, etc.)

### Professional

- 20 plus years as an environmental planner which involved land acquisition, assessment of the effects of change and a look to the future for indirect impacts
- I developed and lead interagency collaboration workshops across the country with the goal of finding ways to work better together. Being able to listen and ask questions was vital
- Real Estate agent which has given me a good understanding of what most buyers value and where their concerns tend to be

### Volunteer

- On my son's soccer team helping to organized trips, carpools and events
- For my son's swim team, timing and helping with meets
- At my son's schools, I worked in the classroom, on fund raisers and with field trips
- I am a volunteer Photographer at the Crocker Art Museum
- I volunteer at a local Food Locker for the hungry
- Captain tennis teams for over 10 years

### Board Member

- I was on a local credit union board with general oversight responsibilities
- I am on the Sacramento Stanford Alumni Board. I help organize events and participate in expanding the membership

4. Duties of Board Members typically involve about 8-20 hours per month (executive and open Board meetings, liaison to a committee, etc.). Would you be able and willing to make this commitment of time?

Yes

5. Are you willing to listen, interact and engage in public discussion? Are you able to use information from others to form your own opinion?

Yes - I have had to develop my listening skills to be successful in many aspects of my professional life. When we held public meetings and collaboration sessions it was vital to be able to gather information and resolve conflicts. To me, it is key to listen. I remind myself that I have 2 ears and 1 month for a reason

6. Have you had experience in resolving disagreements and, if so, how?

Yes. I worked on large transportation projects that were, many times, very controversial. The public did not want them "in their backyard". Governmental agencies did not want the impacts to the resources they were responsible to protect. I had to organize meetings, workshops and develop surveys to first find out what the concerns were. I then had to work collaboratively to resolve the issues

## Candidate Statement for Jan Summers

**Length of Residency in Nepenthe:** 5 years

**Background:** Twelve yrs. With Southwest Airlines Marketing Team opening City of Sacramento in 1980, followed by Baltimore and Chicago. Three (3) years Sales & Catering with Radisson Hotel Sacramento. Joined the County of Sacramento Airport System as Mather Airport completed the USAF Environmental Cleanup at former Base, then moved into Airport Properties Leases and Agreements at International Airport (17 yrs.).

- **Professional Experience:** Meeting Planner with Meeting Planners Intl., Assistant Professor Dept. of Consumer Affairs, Auburn University

- **Community Boards:**

Current: Secretary, Board of Directors, Nepenthe

Board Liaison to the Architectural Review Committee, Nepenthe

Director of Sacramento County Retiree Association, delegate for chapter at the annual conference in Visalia.

Director with CSUS Renaissance Society Board/ Governance and Advance Planning

Director for Event Planning, Indiana University Alumni Board

Past: Board Member of Hiddenbrook Homeowners Association, Herndon, VA

- **Education:** Graduate: Master of Fine Arts (MFA) Indiana University College of Arts and Sciences, Bloomington, IN  
B.S./B.A. Wittenberg University  
Advanced Design Studies, Antioch College, Yellow Springs, OH

**Other Volunteer Service:** Currently working closely with the CSUS dean of students during this COVID-19 crisis that has delayed classes & disrupted the campus & the related community. We need certain programs to stay open & viable; President Nelson & his staff are 100% supportive. Because of my academic background and ability to speak clearly of issues but not be judgmental, am encouraged to engage with the students, remaining open to listening to their deep concerns.

**Goals and Focus of Efforts:** My focus in becoming a Board Member is to continue to serve the homeowners *who are our constituents*; to hear and address their concerns; and be one of their voices on the Board. To provide oversight for our common interests and help the Board to achieve its strategic goals.

1521 University Ave.  
Sacramento, CA 95825

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Jan Summers

## INITIAL QUESTIONS FOR RECRUITING BOARD CANDIDATES

1/28/2020

1. How long have you been a resident/owner in Nepenthe? *6 yrs*

2. Have you served on any organizations or committees that would relate to your work as a Nepenthe Board Member? Have you served on any Nepenthe Boards in the past?

- 1. Nepenthe Board (past 2 yrs)*
- 2. Director with Sac County Retiree Assoc.*
- 3. Director of programs with Renaissance Society, CSUS*

3. Tell us about your background and experience that would relate to a Board Member appointment. (volunteer, professional, other Board positions, etc.)

*Professional: Manager Leases & Agreements, Sac County Airport System  
Liaison of Architecture Review Committee  
Volunteer: CSUS Forums Committee; selecting speakers through  
panels, questions, information  
Director with CSUS Renaissance Board, ad hoc future planning,  
nomenclature and programs; working with  
the CSUS division & Dean of Students.*

4. Duties of Board Members typically involve about 8-20 hours per month (executive and open Board meetings, liaison to a committee, etc.). Would you be able and willing to make this commitment of time? *yes*

5. Are you willing to listen, interact and engage in public discussion? Are you able to use information from others to form your own opinion? *yes*

6. Have you had experience in resolving disagreements and, if so, how? *yes -*

- 1. listening 1<sup>st</sup>, asking questions, 2<sup>nd</sup>  
no judgment over resolution  
then Q & A, discussion.*



Liza  
Tafoya

Greetings, fellow neighbors! As a 22-year resident of the Nepenthe community, it is my priority to maintain the highest standards for our community's future as it relates to the continued maintenance of common areas, landscaping upkeep and the modernization of utilities such as meters and fencing. I see vast opportunity to bridge the generational gap by encouraging community members of each generation to work collaboratively toward bettering our shared living space and believe a diverse approach from the varied backgrounds of our residents will be what sets us apart from other communities and enable us to reach our fullest potential.

I began living in our community while I was working at the department of Internal Affairs with the State of California. Over the span of my career, I have worked in various capacities with the Department of Parks, Department of Rehabilitation, Department of Motor Vehicles – Investigations. My most enjoyable experiences included special assignments I shared with our State of California enforcement/legal teams.

Since retirement, I've devoted my time volunteering on the Nepenthe Grounds Committee, and at my grandchildren's elementary classrooms in the Sacramento Unified School District. I am fortunate to have the opportunity to assist our great educators and children in the classroom. The skills I have gained during my career and while volunteering will enable me to be an effective and collaborative leader to our community and fellow board members.

From the mouths of 3rd graders, "Together, we will succeed"!

**How long have you been a resident/owner in Nepenthe?**

22 years

**Have you served on any organizations or committees that would relate to your work as a Nepenthe Board member? Have you served on any Nepenthe Boards in the past?**

*I currently serve on the Grounds Committee with previous postings to our board.*

**Tell us about your background and experience that would relate to a Board Member appointment.**

*I believe my professional background in compliance and audit will aid in the fiscal health of our community. My current community position affords me understanding of our current needs.*

**Duties of Board Members typically involve about 8-20 hours per month. Would you be able and willing to make this commitment of time? Yes.**

**Are you willing to listen, interact and engage in public discussion? Are you able to use information from others to form your own opinion?**

*Throughout my professional career I embrace working with others in order to solve problems, communicate and exchange information. My belief is to foster cooperation through civil and understanding communication. I understand the importance of compromise but also feel comfortable holding my ground when standards necessitate assertiveness. It is of vital importance to me that everyone gets the opportunity to share their ideas and express opinions so that a solution can be to the greatest possible appeasement of the community with the best intentions in mind.*

**Have you had experience in resolving disagreements and, if so, how?**

*As a Grounds Committee member, my role is constantly changing to meet the needs of our community. Currently, the Grounds committee is improving the way we interact with the board of directors and management team. I am currently serving on an Ad hoc committee responsible for revising the application allowing homeowners to plant in common areas. Despite the fact that our committee is diverse and share many viewpoints, our common goal is to work together to improve and preserve the beauty of our community. This is achieved through compromise and resourceful discussion and working to come together in the best interest of the community.*

**INITIAL QUESTIONS FOR RECRUITING BOARD  
CANDIDATES  
1/28/2020**

- 1.) How long have you been a resident/owner in Nepenthe?
  - a. I have been a resident of the Nepenthe development since 1998. (22 years)
- 2.) Have you served on any organizations or committees that would relate to your work as a Nepenthe Board member? Have you served on any Nepenthe Boards in the past?
  - a. I currently serve on the Nepenthe Grounds Committee. I have held a position on the Board of Directors in the past as well as previous positions to the Grounds Committee.
- 3.) Tell us about your background and experience that would relate to a Board Member appointment.
  - a. Currently, I am retired from the State of California and actively serve as a volunteer for the Sacramento City School District at Phoebe Hearst Elementary. My duties include the organization and execution of administrative activities for teachers as well as tutoring students in reading. I believe my professional background in compliance and audit will aid in leaving no stone unturned as it pertains to the fiscal health of our community while continuing to maintain and improve the beautification of our homes and common areas.
- 4.) Duties of Board Members typically involve about 8-20 hours per month. Would you be able and willing to make this commitment of time?
  - a. Yes.
- 5.) Are you willing to listen, interact and engage in public discussion? Are you able to use information from others to form your own opinion?
  - a. Throughout my professional career I embrace working with others in order to solve problems, communicate and exchange information. My belief is to foster cooperation through civil and understanding communication. I understand the importance of compromise but also feel comfortable holding my ground when standards necessitate assertiveness. It is of vital importance to me that everyone gets the opportunity to share their ideas and express opinions so that a solution can be to the greatest possible appeasement of the community with the best intentions in mind.
- 6.) Have you had experience in resolving disagreements and, if so, how?
  - a. As a Grounds Committee member, my role is constantly changing to meet the needs of our community. Currently, the committee is improving the way we interact with the board of directors, management, and landscape contractor, I am currently serving on an Ad Hoc committee responsible for revising the application allowing homeowners to plant in common areas. Despite the fact that our committee is diverse and share a multitude of opinions, our common goal is to work together to improve and preserve the beauty of our community. This is achieved through compromise and resourceful discussion around each other's ideas and working to come together in the best interest of the community.