



**NEPENTHE ASSOCIATION
BOARD OF DIRECTORS MEETING
February 5th, 2020, 5:30 PM**

Nepenthe Clubhouse | 1131 Commons Drive | Sacramento, CA 95825

**OPEN SESSION
MINUTES**

I. CALL TO ORDER: 5:31pm

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

Christina Romero, Nepenthe Assistant Community Manager
Michael Marshall, Vice President, FirstService Residential

II. ANNOUNCEMENTS

A. Executive Session Disclosure: In accordance with Civil Code Section 4935(a), the Board met in Executive Session on February 5th, 2020 in order to consider matters relating to contracts and legal matters.

In Executive Session, the Board Approved:

- Coast Landscape proposals: Zone 6A Remediation for \$9,686.00 and Zone 6B Part 2 Remediation for \$4,157.00.
- James E Williams and Son proposals: 1112 Dunbarton fence repair for \$2,431.44, 1221 Vanderbilt fence repair for \$1,676.63, 1219 Vanderbilt gate repair for \$783.98, and 210 Elmhurst gate repair for \$783.98.
- Grove proposal: 1411 Commons and 1425 University root excavations for \$600.00.

III. COMMITTEE UPDATES AND INVITED GUESTS

A. Architectural Review Committee

Minutes reviewed and filed. No verbal report.

B. Finance Committee

No meeting in January. Still looking for committee members.

C. Grounds Committee

Minutes reviewed and filed. No verbal report.

D. Insurance, Legal and Safety Committee

Minutes reviewed and filed. No verbal report.

E. Outreach Committee

Minutes reviewed and filed. No verbal report.

IV. REPORTS

A. Manager Report

A manager report including a fire hydrant update, a water meter update, a clubhouse testing update, an explanation about required root excavations, and information about compliance with the California Consumer Privacy Act were reviewed and filed.

B. Master Calendar Report 2020

Reviewed and filed. Board to discuss with new GM Bettsi Ledesma upon her return.

V. HOMEOWNER COMMENTS

No homeowners addressed the Board at this time.

VI. CONSENT CALENDAR: Removed item C from Consent Calendar.

Resolution: The Board approves Consent Calendar items A, B, and D as received:

A. Minutes of January 8, 2020.

B. Financial Statements from December 2019.

C. – removed, see below—

D. Approval to record a lien on unpaid assessments for accounts 2497-02, 1938-02, 1946-01, and 2356-01.

Motion: Linda Cook

Second: Greg Beale

Vote: All in Favor.

ARC Applications

Resolution: The Board asked ARC to resubmit the recommendation for 1230 Vanderbilt to include clear wording that the siding required to complete their change would be paid for by the owner. The Board approves the applications with resubmitted recommendation for 1230 Vanderbilt.

Motion: Linda Cook

Second: Greg Beale

Vote: All in Favor

VII. UNFINISHED BUSINESS

A. Election Rules

The Board was notified that no comments had been received while the new Election Rules were out to the community.

Resolution: Board to adopt the new Election Rules.

Motion: Will Vizzard

Second: Linda Cook

Vote: All in Favor

B. Fences Clear of Soil Build Up

The new criteria that was adopted as part of Architectural Review Committee's request in January included the requirement that owners keep soil from building up along the fences in their patio. The Board discussed how the same could be handled on the outside of the fences where the Association is responsible for the maintenance.

Resolution: Board to table the item until the Grounds Committee can assess the number of homes with exterior buildup during their grounds walks. Once that number is gathered, the Board is asking the Grounds Committee to work with Coast Landscape to obtain a bid for the clean-up and to present it to the Board at a future meeting.

C. Pickleball Guests

The Board discussed the number of guests to be allowed for Pickleball, as well as Tennis. The current rules allow for 4 guests per resident in the pool, but do not speak to the courts.

Resolution: Board to allow 4 guests per resident for the Sports Courts to match the rule for the pool area. Rule changes are:

Rule to be added as follows:

3.4.7 Guests

Nepenthe residents must accompany their guests in and around the sports courts. Residents are limited to four (4) guests per residence in the sports courts at one time.

Rule to be modified as follows:

4.5 Guests

Guests must adhere to all rules applicable to Owners and Residents plus the following rules that pertain specifically to them.

- Guests must be accompanied by resident when using the amenities.
- Long term guests, such as house sitters, may use the amenities independently if the resident provides a note to management in advance.
- No more than four (4) guests per household in any of the pool areas or sports courts at once.

Rule will be sent to the community for the required 28 day notice period and brought back to the Board at their April meeting to be adopted.

Motion: Will Vizzard

Second: Linda Cook

Vote: All in Favor

VIII. NEW BUSINESS

A. ADU Discussion

The Board discussed the correspondence received from general counsel in regards to the Accessory Dwelling Units policy that was drafted by the Architectural Review Committee.

Board directed the ARC to review the Attorney's comments and work to create final proposed criteria for Board review.

B. Appoint Inspector of Elections

Per the Bylaws, the Board will appoint the Inspector of Elections for the 2020 Board of Director Election.

Resolution: To appoint Yvonne Del Biaggio, Kay Chmielewski, and Joleen Hecht to serve as the Inspector of Election for the 2020 Board of Director Election.

Motion: Linda Cook

Second: Jan Summers

Vote: All in Favor

C. Set Record Date for Director Election

Per the Bylaws, the Board will set the "Record Date" for the 2020 Board of Director Election.

Resolution: To set the "Record Date" for the 2020 Board of Director Election as April 10, 2020.

Motion: Will Vizzard

Second: Linda Cook

Vote: All in Favor

IX. HOMEOWNER COMMENTS

No homeowners addressed the Board at this time.

X. NEXT MEETING: Wednesday, March 4th 2020 at 5:30 pm in the Nepenthe Clubhouse.

XI. ADJOURN: 6:06 pm