



My name is **Ashley Tangeraas** and I am running for the board because I really care about our neighborhood and believe we should have a board that really listens and engages with fellow homeowners. With a son at Sierra Oaks and a daughter in college, I believe that I offer a unique voice to the board as we are seeing more younger families living here in Nepenthe. For the State of California, I am a senior analyst with experience is in audits, budgets, business process improvements, event planning for public meetings and community outreach with over ten years' experience in public health.

As a board member, I want to bring out the best in people and make what's already good even better. I want to make sure that our amenities such as the clubhouse, pool and tennis courts are available. I want to get feedback from homeowners and hear what they love about Campus Commons as well as what they'd like to see changed. I want to bring back the Saturday morning coffees and popular events like Jazz by the Pool. I currently serve as the president of the Outreach Committee for Nepenthe. My members want to hear from you, so we developed a survey to learn how we can best prioritize activities and outreach here at Nepenthe. We want Nepenthe to be more inclusive and welcoming to new homeowners, as well as better serve those that have lived here many years.

I am also concerned about the lack of transparency of the current board, especially with respect to financial contracts and safety. I think it's important for homeowners to know about major security incidents and I hope to find a way to communicate these on an alert system. I think security should be a top priority. As for the HOA's budget, I will apply my experience as an auditor and budget analyst to find savings and keep our dues low. I hope to look at every dollar that gets spent as this helps those of us living on fixed incomes while protecting our homes' values. While on the Village 10 board, I took the time to work with government officials to really understand our options for the water meter installation project. Instead of just taking the easiest route, I developed a cost-effective solution with individual meters keeping HOA dues low.

Having written very complex regulations for the California Department of Public Health (CDPH), I was very disappointed in our board's inability to properly apply state and local public health regulations to our pool and tennis courts. In attending the board meetings and reading homeowner letters in the board packets, it was very clear to me that the board doesn't listen to its homeowners and is not willing to spend the time to create solutions that protect our safety while also giving homeowners access to the amenities that our dues pay for. As a senior analyst in public health, I have the experience to interpret and effectively implement state and local regulations on behalf of our HOA.

Most of all, I want Nepenthe to be seen as an HOA that offers great amenities to a lot of wonderful people, a place where we get a lot of value for our dues. Our location here is amazing and I do believe that we are a hidden gem here in Sacramento. I want Nepenthe to be seen as an HOA that offers great amenities to a lot of wonderful people, a place where we get a lot of value for our dues. Our location here is amazing and I do believe that we are a hidden gem here in Sacramento.

In addition to working for the State of California, I have worked as an urban planner and as a senior trader and risk analyst for both institutional and retail brokerage firms. I hold undergraduate degrees in finance and urban planning from the University of Utah and a master's of financial economics with advanced coursework in accounting and financial audits. I am a very friendly and outgoing person that loves to chat. I enjoy fitness, interior decorating, cooking, sewing and tennis.



*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.*

## Candidate Questionnaire

The Nominating Committee is asking each candidate to answer the following questions. The responses will be provided to homeowners in the newsletter to assist them in evaluating candidates. In addition, each candidate is asked to provide a personal statement. The committee realizes that there may be some overlap between the two; however, the questionnaire assures that certain basic information is addressed for home owners. The questionnaire is voluntary. If you do not wish to fill it out, only that information will be provided to homeowners.

Your name: Ashley Elizabeth Tangeraas

If you decline to fill out the questionnaire, mark here: \_\_\_\_\_

1. Please relate your experience with Nepenthe committees or other Nepenthe activities.

I was a board member in Campus Commons' Village 10 and co-managed a paint committee and was integral in the water meter installation project. Currently, I'm the Outreach Committee Chair and am working on a community survey so we can better prioritize homeowner activities and outreach as we transition to reopening.

2. Are you able and willing to devote 4 to 8 hours a week to association business? Yes
3. Will you provide a phone number and email address for homeowner contact? Yes
4. Are you able and willing to serve as liaison to one or more committees?

Yes, I think that board liaisons are very important as we can relay committee members' concerns to other board members. We have some very important committees at Campus Commons.

5. Will you be able to regularly attend monthly board meetings?

Yes, I'm currently attending the monthly board meetings.

6. Will you be willing to be listed on the association financial accounts and available to sign checks and authorizations? Yes, that is not a problem.
7. Will you be willing to respond to inquiries from homeowners? Yes.
8. What are your top three priorities for Nepenthe during the next two years?

- Increase board transparency and homeowner engagement
- Audit existing contracts and make improvements/cost savings to business operations in order to keep our HOA dues low
- Make Campus Commons a more active and better place to live which is more inclusive for homeowners of all ages and interests