

April 2023

# Meet Your Board Candidates

Saturday, April 29<sup>th</sup>, 1:30, Nepenthe Clubhouse & Zoom



Come to the Clubhouse on Saturday, April 29<sup>th</sup> 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 (link will be provided at that time)

This year, there are three open positions and seven candidates:

**Markus Dascher, Incumbent W.F (bill) Henle**

**Jerry Dunn**

**Nina White**

**Christina George**

**Elizabeth Tafoya**

**Kathryn Schmid**

A big thank you to our exiting directors, John Baker and Ashley Tangeraas, for their service to our Association.

You may not know very much about these candidates. Their statements are at the end of this newsletter and will also be included with your ballot which you will receive later this month. To really get your questions answered, you will want to attend the Candidates' Forum and meet them in person.

This informative event 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. At the end of the questions and answers, there will be an informal "reception" where residents can meet the candidates one-on-one.

Being willing to serve as a director on behalf of our 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.

**Election Timeline:**

**April 17, 2023**

**Ballots mailed to homeowners**

**April 29, 2023**

**Candidates' Forum (1:30 p.m.)**

**May 24, 2023**

**Annual Meeting – Deadline for returning ballots (5:00 p.m.)**

**Cleanup Event**

**Inside this issue:**

**Sunday, April 16, 9:00 am**

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Bettsi Ledesma, Editor

**NEPENTHE NEWS**

# February Budget Report

The report reflects a year to date net operating income of \$4,768.36 and year-to-date reserve funding of \$737,050.14 compared to the year-to-date reserve funding budget of \$375,242. The actual year-to-date operating expenses were \$76,646.84 The budgeted year-to-date operating expenses were \$308,076. The association has \$184,596 in operating funds, which represents .54 months of budgeted expenses and reserve contributions. The association has \$11,353,956 in reserve funds.

# February Cash Flow Report

Sources / Uses	Operations	Reserves
<b>Beginning Balance 1/1/2023</b>	<b>\$125,828</b>	<b>\$11,113,960</b>
<b>Plus</b> Income	\$892,860	
Reserve Investment Income		\$159,102
Contributions to Reserve		\$562,645
Accounts Payable	\$81,000	
Processing Fees		
Prepaid Utilities		
Prior Year Interest		
<b>Less</b> Operating Expenses	(\$310,143)	
Reserve Funding	(\$577,949)	
Reserve Expenditures		(\$497,054)
Due to Operating		(\$15,304)
<b>Ending Balance 2/28/2023</b>	<b>\$184,596</b>	<b>\$11,107,007</b>

## Awarded Contracts- April 5, 2023

The Board approved the following proposals at their April 5 Executive Session:

- Purchase and installation of Pentair filter cartridges for all pools and spas, \$4,540.



# Parking Lot Sale!



Nepenthe Parking Lot Sale Saturday, April 22, 9:00-12:00

Come one, Come all for a great shopping experience!!

You could find the bargain of a lifetime!

Still want to be a seller?

Only four spots available!!

Spots are \$10

Sell your wonderful goods in your own space The

Nepenthe office has all the details!



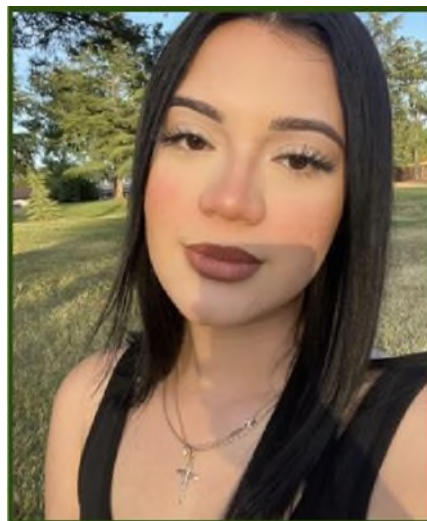
## Meet Czarina Hernandez, Nepenthe

## Receptionist

If you attend the Saturday coffees, then you have probably already met Czarina. She has been working here since October and we are so happy to have her. The part-time receptionist position has not been filled since Nirmal was promoted to Assistant Community Manager in January of 2020.

When not working in Nepenthe's management office, Czarina is a food server at Cheesecake Factory where she learned important life skills like how to listen to customers, think on her feet, multi-task and keep smiling even in difficult moments.

Czarina is the oldest of four girls and is very active in helping to care for her little sisters, Gabby, Anita and Julieana. They are a close knit family and have two cats, Papa and Princess, who are the real bosses in the family!



A graduate of Yolo High School in West Sacramento, where she enjoyed learning the piano and swimming. As a girl, she had ballet classes which must be part of what makes her so graceful today.

Since coming to Nepenthe, Czarina has enjoyed meeting the homeowners and learning how to manage the many components that make up this association. She says that the more she learns about community association management, the more she finds she needs to learn!

In her few free hours that she's not at Nepenthe or Cheesecake Factory, she enjoys time with friends and family, shopping and interacting on social networks.



# April 2023

Throughout the month there are various card groups and rentals that are subject to change. The most current information can be found on the calendar at the community website at this link: <https://nepenthehoa.com/event-calendar/>

S u n M o n T u e W e d T h u F r i S a t

			Board of Directors Open Session 6:00			1 Pickleball 8:30  Coffee 10:00—noon
2	3  Clubhouse Rummikub 1:00 pm	4	5  Outreach Committee 4:00 pm	6	7	8 Pickleball 8:30  Coffee in the Clubhouse 10:00—noon
9	10  Book Club 3:00 pm	11  Insurance, Legal & Safety Committee 5:30 pm	12	13  Architectural Review Committee 5:30 pm	14	15  Pickleball 8:30  Coffee in the Clubhouse 10:00— noon
16	17	18	19	20  Grounds Committee 3:00 pm	21	22  Pickleball 8:30  Coffee in the Club- house 10:00—noon
23	24	25	26	27	28	29  Meet the Candidates  1:30—3:30
30	Finance Com- mittee Meeting 4:30 pm					

# 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. Our contracted handyman is here every Wednesday and will come to address issues other than landscaping.

## Have a Concern?

Start with the management office via walk in, phone call 916.929.8380 or email [Ne-penthe.HOA@fsresidential.com](mailto:Ne-penthe.HOA@fsresidential.com).

If the office staff cannot resolve the problem, work with the General Manager, Bettsi Ledesma. 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.

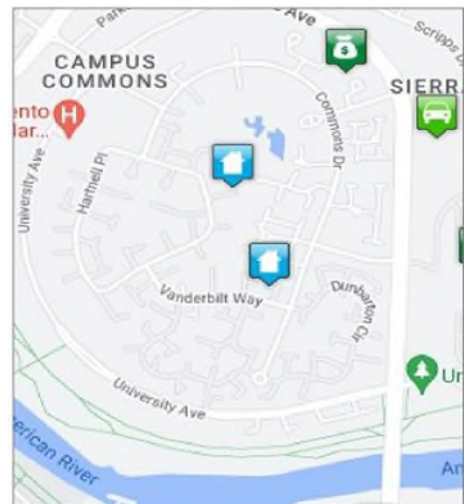
## See Area Crime Map

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!



**Call the Office with any questions.  
916.929.8380**



Nepenthe Association  
1131 Commons Drive  
Sacramento Ca 95825

**Office Hours**

Monday–Friday - 9am–6pm  
Saturday - 10am–2pm  
Phone: 916–929–8380

[Nepenthe.HOA@FSResidential.com](mailto:Nepenthe.HOA@FSResidential.com)  
[NepentheHOA.com](http://NepentheHOA.com)

**Management Staff:**

Nirmal Dhesi, Assistant Community Manager, [Nirmal.Dhesi@fsresidential.com](mailto:Nirmal.Dhesi@fsresidential.com)  
Czarina Hernandez, Receptionist, [Czarina.Hernandez@fsresidential.com](mailto:Czarina.Hernandez@fsresidential.com) Marcus  
Lozada, Facilities, [Marcus.Lozada2@fsresidential.com](mailto:Marcus.Lozada2@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: Markus Dascher  
Vice President: Cheryl Nelson Treasurer: Jackie Grebitus  
Member at Large: Ashley Tangeraas **Nepenthe runs on volunteer power!**

**Board of Directors**

1st Wednesday, 6:00 pm, via Zoom and at the Clubhouse  
<https://us02web.zoom.us/j/88272111861?pwd=bDJDalMycUswQ0ZPSU81Y05jeVF6dz09>  
Meeting ID 882 7211 1861, passcode 620373

**Architectural Review Committee**

Chair: Alan Watters, [arc@nepenthehoa.com](mailto:arc@nepenthehoa.com)  
2nd Thursday, 5:30 pm, via Zoom and at Clubhouse  
<https://us02web.zoom.us/j/81174451650?pwd=dzIEREovZ2ZxSW9RVk43ZTJoM0ltUT09>  
Meeting ID: 811 7445 1650, Passcode 353045

**Finance Committee**

Chair: Susan Timmer, [financecomm@nepenthehoa.com](mailto:financecomm@nepenthehoa.com)  
4th Monday at 4:30 pm via Zoom  
<https://us02web.zoom.us/j/89767673487?pwd=Z25BcjBDUDILWWdoN2hhT0R2L1l0UT09>  
Meeting ID: 897 6767 3487, Passcode: 198099

**Grounds Committee**

Chair: Christina George, [groundscomm@nepenthehoa.com](mailto:groundscomm@nepenthehoa.com)  
3rd Thursday at 3:00 pm via Zoom and at Clubhouse  
<https://us02web.zoom.us/j/88075328792?pwd=bVBEbIVoMHNsVStpbXFscEFsTFRwQT09>  
Meeting ID: 880 7532 8792, Passcode: 162803

**Insurance, Legal & Safety Committee**

Chair: Nancy Arndorfer, [ils@nepenthehoa.com](mailto:ils@nepenthehoa.com)  
2nd Tuesday, 5:30 pm at the Clubhouse

**Outreach Committee**

Chair: Marcy Best, [outreach@nepenthehoa.com](mailto:outreach@nepenthehoa.com)  
2nd Wednesday, 4:00 pm at the Clubhouse







Greetings Nepenthe Homeowners,

As the current President, and former Vice-President, I have had the honor to serve our residents for the past two years. I take my position on the board very seriously and treat it more like a job than a volunteer position. I have been the board liaison to two important committees: Grounds and Architectural, along with serving as a Zone steward in Zone 5. I am looking forward to working another two years with other board members, volunteers, and our management team to continue to make Nepenthe a great place to live!

I have lived in Nepenthe for 6 years and moved to Sacramento 25 years ago from Switzerland. I am a Realtor with Re/Max Gold and serve on the Internship Committee at the Sacramento Association of Realtors. I am also a Rotarian at the South Sacramento Rotary Club and am on the board of the Oak Park Rotary House.

During my time on the Board, we have successfully negotiated contracts, continued improvements, sensitively balanced budgets, and overcome the aftermath of the pandemic and recent storm damage.

My goals as a Board member are to preserve our home values, keep our HOA dues reasonable, make responsible decisions for our Association, and support our management company to provide a safe and well-managed HOA.

I believe my experience on the Board and the committees is valuable to this community and I would be privileged to have your support for my candidacy.

Regards,  
Markus Dascher



## Board Candidate Questionnaire

The Nominating Committee is asking each candidate to answer the following questions. The responses will be provided to homeowners in the newsletter and ballot mailer to assist them in evaluating candidates. In addition, each candidate is asked to provide a personal statement. This form will be on the backside of your statement. The committee realizes that there may be some overlap between the two; however, the questionnaire assures that certain basic information is addressed for homeowners.

Your name: **Markus Dascher**

Please specify your experience with Nepenthe committees or other Nepenthe activities.

**Current Board President**

**Board Vice President**

**Grounds Committee Liaison**

**Architectural Committee Liaison**

**Grounds Zone Steward**

Are you able and willing to devote 16 to 32 hours a month to association business? **YES**

Are you willing to sign and abide by the Nepenthe Conflict of Interest Policy? **YES**

<https://nepenthehoa.com/wp-content/uploads/2023/03/Conflict-of-Interest-Policy.Adopted-2014-01-22.pdf>

Will you be able to attend monthly Board meetings (including Executive Session), as well as to serve as Board liaison to one or more committees? **YES**

Will you be willing to be listed on the association financial accounts and available to sign checks and authorizations? **YES**

Will you be willing to accept feedback, inquiries, etc. from homeowners and share that with the Board and Management? **YES**

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

**Hire the right Property Manager**

**Complete the siding project with minimal costs**

**Continue maintaining grounds while monitoring expenditures**



My wife Pam and I have lived in Nepenthe for over 10 years. You may not recognize me, but I'm sure you have noticed our large white Golden Doodle dog, Chancer. I walk regularly with Chancer and his smaller brother Snoopy throughout Nepenthe.

I am an Air Force Vietnam Veteran and alumni of Sacramento State University. I have worked in the commercial insurance business for 46 years in various capacities, but mostly in Risk Management. Twelve years ago, I started my own brokerage firm, which has been very successful.

I have served on the ILS committee for eight years primarily offering advice regarding insurance and insurance related matters. In that time, the ILS Committee, chaired by Nancy Arndorfer, and supported by Bill Olmstead, myself, and others, have made significant contributions, helping manage risks and save thousands of dollars for Nepenthe

My wife Pam and I split our time between Sacramento and our other home in Incline Village, Nevada which is part of a small HOA. When the management company of our Incline Village property significantly increased its fees, I was asked to be the president and manager of the HOA. Even though it is much smaller than Nepenthe, we have had the same issues of parking, renters, landscaping, etc. and resolved all disputes without attorneys. Over the past 15 years, our Incline Village HOA has complied with state laws and made substantial property improvements, all while keeping HOA dues level with minimal arguments between homeowners.

Some people, especially those who have worked in government view budgets as the amount they are allowed to spend-and so invariably try to find ways to spend every dollar. As you can imagine, this is a poor financial strategy for any association, especially one that requires fixed income owners to pay dues on a monthly basis. Exceeding a budget is a failure, either failure to be realistic or failure to work within one's means. Finding ways to be under budget and still achieve stated goals is the way to profit and maintain stability for residents of Nepenthe.

I don't believe Nepenthe residents should expect cost-of-living increases in their dues every year. With

\$10 million dollars in reserves, we are larger than most businesses and receive considerable interest income from that

account. If managed properly, we should be able to find ways to keep dues level or possibly even lower.

I view every resident of Nepenthe as a shareholder with a vested interest in its success. Just like any other investor, they should be kept well informed. As a board member, I would look for ways to be as transparent as possible, so homeowners feel better about decisions being made and finances being managed. I want to help Nepenthe be run more like a "Service Minded Business" so everyone can enjoy it for a very long time.

## Board Candidate Questionnaire

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Your name Jerry Dunn

Please specify your experience with Nepenthe committees or other Nepenthe activities.

ILS committee / 8 years

Are you able and willing to devote 16 to 32 hours a month to association business?

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

5-

<https://nepenthehoa.com/wp-content/uploads/2023/03/Conflict-of-interest-PolimAdopied-2014-01-22.pdf>

Will you be able to attend monthly Board meetings (including Executive Session), as well as to serve as Board liaison to one or more committees?

Yes

Will you be willing to be listed on the association financial accounts and available to sign checks and authorizations?

Yes

**Will** you be willing to accept feedback, inquiries, etc. from homeowners and share that with the Board and Management?

Yes

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

Water meter project

Siding project

Managing budget and expenses

Please note I will be out of town on business and won't be able to attend April 5th HOA meeting.

## CHRISTINA GEORGE



Hello neighbors, I have been a Nepenthe homeowner since 1982. I was elected to the Board in 2017 and was appointed Treasurer and liaison to the Finance Committee. In May 2019, I became Board President and liaison to the Grounds Committee serving until 2021. I was appointed Chair of the Grounds Committee in July 2022.

I'm running once again for the Board because I want to protect our lifestyle and value of our homes. Financial responsibility is the most crucial issue in Board decisions. We need close scrutiny and financial

focus to reach targeted goals to maintain the condition of grounds, sidings and common assets.

As current Chair of the Grounds committee, I took the initiative to increase the committee's scrutiny of our landscape work and monitor costs. We now track landscape work, from the proposals through invoicing and payment. Our committee also developed a triage system to help us decide which projects to recommend to the Board for immediate action. This added information helps the Board make better decisions about caring for our community.

My previous work experience in international sales and business development provided me with excellent organizational skills and the ability to assess contracts and stay within budgets. The need to work with senior management, government officials and engineers, who all had competing objectives, taught me how to bring people together to achieve a common purpose.

My top three priorities for Nepenthe during the next two years are informed by my desire to protect and enhance the value of this unique and beautiful community:

- Achieve operational excellence by controlling expenses as much as is reasonable and possible, working with Management to obtain clear and transparent financial reports.
- Continue to modernize and simplify grounds maintenance and minimize water usage, balancing the needs to contain costs with the need for a beautiful environment.
- Work together collaboratively and respectfully with homeowners, committee members, Board directors, and management to ensure the safety and well-being of our community.

If you are looking for someone to be an active member, not afraid to speak up and ask questions and deal in facts not supposition, then look no further and vote for me.





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Your name: **CHRISTINA GEORGE**

Please specify your experience with Nepenthe committees or other Nepenthe activities.

Member Nepenthe Board of Directors 2017–2021 (Served as Treasurer and President)

Grounds Committee (Chair)

Ad hoc Tennis Committee (Chair)

Ad hoc Parking Committee

Are you able and willing to devote 16 to 32 hours a month to association business? YES

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

<https://nepenthehoa.com/wp-content/uploads/2023/03/Conflict-of-Interest-Policy-Adopted-2014-01-22.pdf>

Will you be able to attend monthly Board meetings (including Executive Session), as well as to serve as Board liaison to one or more committees? YES

Will you be willing to be listed on the association financial accounts and available to sign checks and authorizations? YES

Will you be willing to accept feedback, inquiries, etc. from homeowners and share that with the Board and Management? YES

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

Controlling expenses as much as is reasonable and possible, working with management to obtain clear and transparent financial reports

Maintaining the condition of grounds, siding, roofs and common assets

Maintaining long term financial viability



Greetings, I am Bill Henle and I am seeking your support for a seat on the Board of Directors of the Nepenthe Association. Getting straight to the point, I offer business management and extensive director experience which enables me to be a positive addition to **OUR** Board. After attending Board meetings and observing committee meetings via Zoom and YouTube, I have concerns about what Nepenthe's future looks like and I want to help get us on track and moving forward.

To do that, **I commit to not dwelling on the past**, rather, if elected, **I will call on my director colleagues, Association management, and fellow residents together to, cooperatively and collaboratively, seek solutions focusing forward.** As a Nepenthe resident homeowner, I want what you want – a beautiful, well maintained, friendly and inviting community with prudently and properly managed finances for general operations and with reserves for repairs, maintenance, replacements, and emergencies – all of which contribute to our wellbeing – and, hopefully, appreciation of home values. As your Director, I will look forward to open dialogue, the sharing of information **and taking my fiduciary duties seriously. While I will be only one voice and one vote on the board, it will always be OUR vote in the best interest of OUR larger community.**

So, you are asking "who is this guy and what are his qualifications?"

Cares about our community.

Holds Bachelor of Science Degree in Accounting from the University of California, Berkeley and successfully completed post graduate executive management programs at the University of Virginia's Darden School of Business and the University of Southern California's Marshall School of Business.

In 2016 chose to settle in Nepenthe following a nearly forty-year career in financial services and living in 9 communities across the United States.

Served on the Architectural Review Committee for several years beginning in 2017. Met with homeowners and aided them in gaining approval for their projects while serving on that committee.

Owns a strategic advisory practice providing services to entrepreneurs and small businesses while actively managing two Northern California farming operations.

Has assisted leading accounting firms with independent audits of numerous financial institutions.

Extensive director experience in both the private and public sectors:

- Served as a director for multiple banks
- Currently serving as a volunteer director for two not-for-profit organizations
- Currently serving as a director and president of a mutual water company and as a trustee and president of a joint power's authority
- Has a dog.

All said, I will be humbled for the privilege of your confidence and 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.





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Your name: **W.F. (Bill) Henle**

Please specify your experience with Nepenthe committees or other Nepenthe activities.

***I have been a Nepenthe resident and homeowner since August 2016.***

***I served on the Architectural Review Committee for several years beginning in 2017 during which time I met with homeowners to assist them in gaining approval for their projects.***

Are you able and willing to devote 16 to 32 hours a month to association business? **Yes** Are you willing to sign and abide by the Nepenthe Conflict of Interest Policy? **Yes**

Will you be able to attend monthly Board meetings (including Executive Session), as well as to serve as Board liaison to one or more committees? **Yes**

Will you be willing to be listed on the association financial accounts and available to sign checks and authorizations? **Yes**

Will you be willing to accept feedback, inquiries, etc. from homeowners and share that with the Board and Management? **Yes**

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

### **Communication**

***Looking forward, we need to maintain clear, open communication on an ongoing basis between the Board Management Company and our community about finances, maintenance, new rules, or other community expectations. Members should have regular financial reports with an accounting of monies received and spent as well as that which is set aside for reserves.***

### **Safety**

***Our public streets are not freeways. We need to work with City officials to find solutions to slow down "speeders" mitigating risks to other drivers, pedestrians, and animals. Common areas and walking paths need to be maintained and free of trip hazards, falling trees/limbs, etc. Continued regular maintenance of common area lighting is imperative to maintain a safe environment for nighttime and early morning walkers.***

### **Maintenance of Common Areas/Landscaping**

***Continuing Grounds Committee focus on maintenance and remediation activities, appropriately budgeted and prioritized in a fair and equitable manner, with clear expectations being communicated and actively monitored by the Association's management, Grounds Committee and Board.***

***With forward focus the above are achievable.***



KATHRYN SCHMID

East Coast girl lured to San Francisco in the late '60s. Lived and worked in San Francisco for 40 years. Graduate Degree in Organizational Psychology and 20 years with the City & County of San Francisco Department of Human Services. Developed and ran an assessment program meant to identify career potential of applicants and appropriate subsidized training or education. Supervised 12 graduate level staff in order to implement that program. Represented San Francisco as state liaison to screen for learning disabilities among client applicants in the Department of Human services. My years with that Department involved many 'lively' and sometimes contentious meetings attended by a diverse group of participants.

After retirement, continued to attend college classes to broaden my education in then unfamiliar subject areas. Additionally, became a Grand Jury member for a northern California county where I chaired a report on California wildfires which was recognized as the most significant report in the state for that year

Moved to Campus Commons in 2019 just before the pandemic struck thus mitigating my plan to jump in and meet new people! With me, you will get a hardworking, creative problem solver, with a fair and rational approach and a sense of humor.

I think Campus Commons is the best place to live in Sacramento and with your input, I believe we can keep it that way. Thank you.



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Your name: KATHRYN SCMID

Please specify your experience with Nepenthe committees or other Nepenthe activities.

Neighborhood get-togethers

Fourth of July event ... decorating, cooking

Donating decorations

Are you able and willing to devote 16 to 32 hours a month to association business?

realistically 2 - 8 hrs per week.

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

<https://nepenthehoa.com/wp-content/uploads/2023/03/Conflict-of-Interest-Policy.Adopted-2014-01-22.pdf>

Will you be able to attend monthly Board meetings (including Executive Session), as well as to serve as Board liaison to one or more committees? Yes

Will you be willing to be listed on the association financial accounts and available to sign checks and authorizations? Yes

Will you be willing to accept feedback, inquiries, etc. from homeowners and share that with the Board and Management? Yes

What do you view as the three most challenging issues for Nepenthe during the next two years?  
Keeping a cap on the HOA dues, Grounds upgrade and maintenance, pavement repairs

## Family, Community, Change



**Elizabeth Tafoya, Polo, JJ**

Over the past year, the Nepenthe community has experienced the loss of a long-standing office manager in addition to an unexpected storm that left fencing and siding in disrepair. Painting projects are still underway to repair damage but budget overruns and soft financial conditions have left our community unprepared and at greater financial risk. I believe that now is the time for us to seize control of our community and reboot our fiscal strategies and focus.

The theme of my candidacy is Change, Innovation, and Investment. The Nepenthe bylaws describe our community as a corporation, yet we do not follow a business model. It is my desire to rebrand our community by creating a business foundation to improve and standardize financial documents from which decisions are made, track our expenses, and mitigate the potential for budget overruns. We need a reliable tracking mechanism to document the movement of funds as well as responsible financial strategies and management. It is necessary that we realign and manage our business processes to prioritize strategic financial goals and implement programs to achieve them consistently. We must

optimize our contract award process to partner with vendors who will meet our community standards and keep within the fiscal limits we have set forth.

I attended a Finance Committee meeting in which the committee discussed budgetary cuts and ways to keep association dues responsible. The Acting Chair considered my suggestion to reduce staff, but I believe that we can better align our fiscal strategies to minimize the impact of such events.

With your trust in my candidacy, you have my commitment to stabilize our financial position in a way that is responsible and transparent for our residents. I commit to lead with trust, integrity, and in the interest of all of us who share in our lovely Nepenthe Community.

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## Board Candidate Questionnaire

The Nominating is asking each candidate to answer the following questions. The responses will be provided to homeowners in the newsletter and ballot mailer to assist them in evaluating candidates. In addition, each candidate is asked to provide a personal statement. This form will be on the backside of your statement. The committee realizes that there may be some overlap between the two, however the questionnaire assures that certain basic information is addressed for homeowners.

Your Name: Elizabeth Tafoya

Please specify your experience with Nepenthe committees or other Nepenthe activities? Currently, I serve on the Grounds Committee. I have supported the Election Committee by ballot counting and the Finance and Boars meetings with my attendance.

Are you able and willing to devote 16 to 32 hours a month to association business?  
Yes

Are you willing to sign and abide by Nepenthe Conflict of Interest Policy? Yes

Will you be able to attend Monthly Board meetings (including Executive Session), as well as to serve as Board liaison to one or more committees?  
Yes

Will you be willing to be listed on the association financial accounts and available to sign checks and authorizations?  
Yes

Will you be willing to accept feedback, inquiries, etc. from homeowners and share that with the Board and management?  
Yes

What do you view as the three most challenging issues for Nepenthe during the next two years?  
Communication  
Financial Discipline  
Safety and Security

## Nina White



I have lived in Nepenthe for four years and have been a member of the Grounds Committee for over a year. Nepenthe is a beautiful community and it's important to keep it that way. To do so requires the expenditure of money. It also requires careful control of those expenditures, while at the same time saving adequate funds for future costs such as replacing siding and roofs. We need to be smart about the use of our money.

I worked at Hewlett-Packard for most of my career as a manager of the location strategy for two different business units. This included adapting the real estate portfolio to fit the changing needs of the business. This varied widely; from opening new buildings, closing or consolidating locations, incorporating or exiting real estate for all acquisitions and divestitures. The team I managed developed long and short-term real estate plans for over 200 sites in numerous cities globally. I met with senior leaders to ensure their needs were adequate for the future. I managed the scope, budget, schedules and communications of global and regional special projects. I worked hand in hand with finance, HR and legal to be sure that money was tracked and properly expended. My experience has taught me to ask tough questions and listen to the perspectives of members of my team with diverse viewpoints. In addition, my global background has taught me to appreciate differences across cultures and job function, to help manage expectations and change, while keeping a firm eye on cost controls.

My vision for Nepenthe is to tap into the professional experience of our homeowners, creating ad hoc teams to work on specialized projects that will allow broader community involvement. Listening and learning from their findings will make us a better community.

It is extremely important to diligently watch the expenditures of our Association. Processes and financial controls are necessary to ensure we have sound business practices and to provide a sound fiscal future. It is time for our community to ask serious questions.

Does the board have shared values with the community?

Does the board ask for your input and do they listen?

Are all financial decisions ratified in an open session for transparency?

I am ready to bring a fresh perspective to the Board. I will listen to homeowners and committee members while partnering with board members to build a better community.

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Your name: Nina White

Please specify your experience with Nepenthe committees or other Nepenthe activities.

***I have been serving on the Grounds Committee for over 1 year***

***I regularly attend Board, Ground and Finance Committee meetings.***

***I participated in planning and executing two fourth of July parades and 1 Halloween parade.***

Are you able and willing to devote 16 to 32 hours a month to association business? YES

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

Will you be able to attend monthly Board meetings (including Executive Session), as well as to serve as Board liaison to one or more committees? YES

Will you be willing to be listed on the association financial accounts and available to sign checks and authorizations? YES

Will you be willing to accept feedback, inquiries, etc. from homeowners and share that with the Board and Management? YES

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

1. Keeping the dues reasonable,
2. Sticking to the budget
3. Really listening to homeowners concerns

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