

NEPENTHE ASSOCIATION

Open Session

Nepenthe Clubhouse
November 6 2024 – 6:00 PM



FirstService
RESIDENTIAL

NEPENTHE ASSOCIATION

Open Session

November 6, 2024 6:00 PM
Nepenthe Clubhouse
1131 Commons Drive
Sacramento, CA

BOARD OF DIRECTORS MEETING - OPEN SESSION AGENDA

The following items may be addressed in Executive Session in accordance with California Civil Code 4935(a):

- *Litigation*
- *Matters relating to formation of contract with third parties*
- *Member Discipline*
- *Personnel matters*

I. CALL TO ORDER

MEETING PLACE:

1131 Commons Drive, Sacramento, CA 95825

OR

Join Zoom Meeting

<https://us02web.zoom.us/j/88272111861?pwd=aW5pSXZtZXZnNW1INIBVbE9Qd2pIZz09>

Meeting ID: 882 7211 1861

Passcode: 001131

OR Dial in

+1 669 900 6833

WELCOME: Thank you for attending. This is a business meeting, open to members of the Nepenthe Association and guests of the Board. The Nepenthe Board of Directors is a policy Board, and the role of the General Manager is to oversee the day-to-day operations. The primary purpose of the meeting is to ensure that the Association is meeting its responsibility to provide oversight, maintain the value of the property and to serve homeowners.

PRESIDENT'S MESSAGE

ANNOUNCEMENTS FROM THE BOARD: The Directors will use this time to provide updates and information.

II. EXECUTIVE SESSION ACKNOWLEDGEMENT/ANNOUNCEMENT

Background

In accordance with Civil Code Section 4935(a) the Board met in Executive Session on November 6, 2024 to consider litigation, matters relating to the formation of contracts with third parties, member discipline, personnel matters, or to meet with a member, upon the member's request, regarding the member's payment of assessments, as specified in Civil Code.

The Board met in Executive Session on November 6th. The Board took the following actions during the November 6th meeting:

III. 5TH BOARD MEMBER APPOINTMENT

This item is on the agenda to discuss/appoint a 5th board member.

IV. REPORTS

A. GENERAL MANAGER'S REPORT

Nicole Marks, General Manager, has submitted the enclosed work order report for October 2024 (Open Work Orders as of November 1st) and Management Report for review.

Supporting Documents

[Open Work Orders as of 11.01.24.pdf](#) 7

[GM Report.docx](#) 43

B. CONSTRUCTION MANAGER'S REPORT

Construction Manager Paul Reeves' written report is enclosed in the materials for this meeting.

Supporting Documents

[Nepenthe Oct 24 Report October 2024 - Google Docs..pdf](#) 46

[Nepenthe Phase 2 CO 10 24 24 Log Updated 10.24.24..pdf](#) 56

V. COMMITTEE UPDATES

A. ARCHITECTURAL COMMITTEE

This item serves as a placeholder for the Board to receive, review and discuss any report or update from the Architectural Committee.

Proposed Resolution

The Board affirms the committee's recommendations below:

Address	Modification	Recommendation
302 Elmhurst	Solar Energy System	Approval of battery with Addendum A and B
307 Dunbarton	Skylight Replacement	Approval with Conditions
2274 Swarthmore	Trellis	Approved with Conditions

Supporting Documents

[2024-10-03 ARC Minutes.docx](#) 60

[Solar-Energy-appl-form_September-2018.pdf](#) 68

B. OUTREACH COMMITTEE

This item serves as a placeholder for the Board to receive, review and discuss any report or update from the Outreach Committee.

Supporting Documents

[October 2024 Outreach committee minutes.pdf](#) 82

C. ILS COMMITTEE

This item serves as a placeholder for the Board to receive, review and discuss any report or update from the ILS Committee.

Committee tasks:

2025 Insurance Forum

Research options/solutions for break-ins around Zone 1

Supporting Documents

[📎 ILS Committee Meeting minutes 10-14-2024.pdf](#) 85

[📎 USGS and FEMA stats.PDF](#) 88

D. GROUNDS COMMITTEE

Jean Dascher has submitted her resignation from the Grounds Committee effective October 18, 2024.

Management received the following committee applications for the Grounds Committee:

- Jane Brown
- Theresa McCrackin
- William Newbill

Committee is also seeking chair for Grounds Committee

Supporting Documents

[📎 Grounds Committee Application - Theresa McCrackin..pdf](#) 91

[📎 Grounds Committee Application - William Newbill.pd.pdf](#) 93

[📎 Grounds Committee Application - Jane Brown.pdf](#) 95

E. FINANCE COMMITTEE

This item serves as a placeholder for the Board to receive, review and discuss any report or update from the Finance Committee.

Supporting Documents

[📎 Nepenthe Finance Committee October 21 2024 Final.d.docx](#) 97

[📎 Homeowners 2025 Budget Meeting \(10212024\).pptx](#) 99

VI. HOMEOWNER CORRESPONDENCE

A. HOMEOWNER CORRESPONDENCE - 11.06.24

Attached for Board review is correspondence from the Membership to provide comments/feedback from the meeting on October 2nd and November 6th.

Supporting Documents

[📎 Jerry Dunn - Letter to the Board.pdf](#) 112

[📎 1423 Commons - Letter to the Board.pdf](#) 118

[📎 Letter to the Board - Don Person.docx](#) 123

[📎 Letter to the Board - Siiteri.pdf](#) 125

B. HOMEOWNER COMMENT/CORRESPONDENCE FOLLOW UP - 10.02.24

To promote good communication with homeowners, the Board has made note of the comments and correspondence from the last open sessions and prepared follow up answers and action items. Directors to discuss and determine whether further agenda items are called for.

VII. NEW BUSINESS

A. OPEN SESSION MINUTES - OCTOBER 2, 2024

Proposed Resolution

The Board approves the Open Session Minutes dated October 2, 2024 as presented.

Supporting Documents

[OpenSession_10022024_Minutes.pdf](#) 127

B. OPEN SESSION MINUTES - OCTOBER 29, 2024

Proposed Resolution

The Board approves the Open Session Minutes dated October 29, 2024 as presented.

Supporting Documents

[OpenSession_10292024_Minutes.pdf](#) 132

C. FINANCIAL STATEMENT - SEPTEMBER 2024

Proposed Resolution

The Board accepts the Association’s income statement for September 2024 comparing actual results to budget, reserve statement, bank statements and reconciliations, check history report and general ledger as presented, subject to an annual audit. The report reflects a year-to-date net operating income of \$41,191.67 and year-to-date reserve funding of \$2,116,743.40 compared to the year-to-date reserve funding budget of \$1,778,076. The actual year-to-date operating expenses were \$1,574,552.51. The budgeted year-to-date operating expenses were \$1,549,665. The association has \$190,857.76 in operating funds, which represents 0.52 months of budgeted expenses and reserve contributions. The association has \$10,067,469.22 in reserve funds.

Supporting Documents

[NEP 09-24 FINANCIAL.pdf](#) 135

D. LIEN

Background

WHEREAS, Section 5673 of the California Civil Code requires that, the decision to record a lien for delinquent assessments shall be made only by the Board of Directors of the association and may not be delegated to an agent of the association; and

WHEREAS, Section 5660 of the California Civil Code requires that a warning letter be sent by certified mail to the owner of record at least 30 days prior to recording a lien; and

WHEREAS, the Association has sent this letter and the 30 days has or will soon expire; and

WHEREAS, as of the date of this report payment has not been received to pay the delinquent assessment amount on the properties listed below

Proposed Resolution

NOW THEREFORE BE IT RESOLVED that the Board of Directors approves by a majority vote of the board members present at a duly called open meeting for FirstService Residential to record a lien on the separate interests/accounts listed below on behalf of the association and to mail a copy of the recorded lien to all known owners and addresses once the 30 days has elapsed from the mailing of the warning letter and no payment has been received.

Date	Account No.	Total Amount Due	Approved	Denied
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10/14/24	2142-01	\$1,641.83		
10/15/24	2002-03	\$3,839.97		

VIII. HOMEOWNER FORUM

In accordance with California Civil Code 4920(a), the Association must post or distribute the agenda for Regular Session Meetings no fewer than four (4) days prior to a Regular Session Meeting. During Homeowner Forum, items not included on the agenda that are raised by homeowners may be briefly responded to by the Board/Management; however, no action may occur with respect to that item unless it is deemed an emergency by the Board of Directors and developed after the agenda was posted and/or distributed. The Board of Directors may refer informational matters and direct administrative tasks to Management and/or contractors. Each homeowner will be given three (3) to five (5) minutes to speak in accordance with the Open Meeting Act, California Civil Code 4920(a), or a total of twenty (20) minutes will be granted for all to address the Board of Directors regarding items of interest or concern.

IX. NEXT BOARD MEETING

The Association’s next open Board meeting will be held December 4, 2024, at 6:00 pm.

X. ADJOURN

Open Work Orders as of 11.01.24.pdf



Work Orders Nepenthe Association

WO#: 1250790	Status: Open	Progress Code: Received
Unit/Common Area: General		Category: Siding
Date Created: 11/01/2024	Date Completed:	Vendor: Critical Path Reconstruction Inc
Schedule Completion Date:		
Assigned To:	Phone:	Fax:
Description: CPR - There is a large board of siding left in the alleyway of 1206 - 1292 Vanderbilt Way Even. Would you be able to send someone to pick this up?		
History Items:	Date:	Type:
	11/01/2024	Owner Call
		Description: 11.1.2024 - Homeowner reported siding in alley.
<hr/>		
WO#: 1250785	Status: Open	Progress Code: Request Sent
Unit/Common Area: 1182 Vanderbilt Way		Category: Fences
Date Created: 11/01/2024	Date Completed:	Vendor: Critical Path Reconstruction Inc
Schedule Completion Date:		
Assigned To:	Phone:	Fax:
Description: CPR - Homeowner stopped by the office to state that that her fence was constructed with old materials. Would you guys be able to investigate this?		
History Items:	Date:	Type:
	11/01/2024	Owner Call
		Description: 11.1.2024 - Homeowner reported fence issues.
<hr/>		
WO#: 1250752	Status: Open	Progress Code: Request Sent
Unit/Common Area: 104 Elmhurst Cir		Category: Fences
Date Created: 11/01/2024	Date Completed:	Vendor: Critical Path Reconstruction Inc
Schedule Completion Date:		
Assigned To:	Phone:	Fax:
Description: CPR - "My new fence gate after last night's rain will not close and latch. It has apparently swollen, possibly due to the rain, but I can't get it to close. Is it possible to get someone to come and readjust it so that I can latch it and close it. I have a dog and I don't want it to escape. "		
History Items:	Date:	Type:
	11/01/2024	Owner Call
		Description: 11.1.2024 - Homeowner requested fence readjustment.



Work Orders
Nepenthe Association



Work Orders Nepenthe Association

WO#: 1250613	Status: Open	Progress Code: Request Sent
Unit/Common Area: 312 Elmhurst Cir		Category: Gate-front gate
Date Created: 10/31/2024	Date Completed:	Vendor: Critical Path Reconstruction Inc
Schedule Completion Date:		
Assigned To:	Phone:	Fax:
Description: CPR - "Front gate trim needs replacing"		
History Items:	Date:	Type:
	10/31/2024	Owner Call
		Description: 10.31.2024 - Homeowner requesting gate trim fix.
WO#: 1250612	Status: Open	Progress Code: Request Sent
Unit/Common Area: 312 Elmhurst Cir		Category: Landscape Request
Date Created: 10/31/2024	Date Completed:	Vendor: Nepenthe Grounds Committee
Schedule Completion Date:		
Assigned To:	Phone:	Fax:
Description: Grounds Committee - "Front Courtyard wall drains (3) are blocked by dirt too high on exterior side. Simple solution dig out and remove dirt. Replace with rock.		
History Items:	Date:	Type:
	10/31/2024	Owner Call
		Description: 10.31.2024 - Homeowner request for Grounds Committee
WO#: 1250489	Status: Open	Progress Code: Request Sent
Unit/Common Area: Clubhouse		Category: Handyman
Date Created: 10/31/2024	Date Completed:	Vendor: ELITE Service Experts
Schedule Completion Date:		
Assigned To:	Phone:	Fax:
Description: Mike - Please clean out all the vents in the Clubhouse, including the vents in the bathroom.		
History Items:	Date:	Type:
	10/31/2024	Owner Call
		Description: 10.31.2024 - Office requesting vent cleaning



Work Orders Nepenthe Association

WO#: 1250445	Status: Open	Progress Code: Request Sent
Unit/Common Area: 2329 Swarthmore Dr		Category: Landscape Removal Only
Date Created: 10/31/2024	Date Completed:	Vendor: THE GROVE TOTAL TREE CARE
Schedule Completion Date:		
Assigned To:	Phone:	Fax:
Description: The Grove - There is limb down a the corner of Swarthmore in front of 2329		
History Items:	Date:	Type:
	10/31/2024	E-mailed Work Order
		Description: 10.31.2024 - Grove requested work order for limb removal.
WO#: 1250305	Status: Open	Progress Code: Request Sent
Unit/Common Area: 1449 University Ave		Category: Tree Maintenance
Date Created: 10/30/2024	Date Completed:	Vendor: THE GROVE TOTAL TREE CARE
Schedule Completion Date:		
Assigned To:	Phone:	Fax:
Description: The Grove - Near the southeast corner of our property there is a dead limb on a redwood tree that is several feet long and looks to be about 4" thick. It is the lowest limb on the tree. We would like to see it removed when time is available to do so. Thank you.		
History Items:	Date:	Type:
	10/30/2024	E-mailed Work Order
		Description: 10.30.2024 - Homeowner emailed work order
WO#: 1249994	Status: Open	Progress Code: Request Sent
Unit/Common Area: Clubhouse		Category: Handyman
Date Created: 10/29/2024	Date Completed:	Vendor: ELITE Service Experts
Schedule Completion Date:		
Assigned To:	Phone:	Fax:
Description: Mike - Could you take all of the umbrellas from the Clubhouse and the Cabana and place them into storage. Thank you		
History Items:	Date:	Type:
	10/29/2024	Owner Call
		Description: 10.29.2024 - Office requesting umbrella removal.



Work Orders Nepenthe Association

WO#: 1249966	Status: Open	Progress Code: Received
Unit/Common Area: 1146 Vanderbilt Way		Category: Tree Maintenance
Date Created: 10/29/2024	Date Completed:	Vendor: THE GROVE TOTAL TREE CARE
Schedule Completion Date:		
Assigned To:	Phone:	Fax:
Description:	The Grove - "Hello, There is a very tall pine tree in between the footpath and the back patio of 1146 Vanderbilt Way that has a large limb that has partially snapped off. It's dangling in limbo in the top half of the tree. When that comes down, it could do structural or bodily damage. I've included two photos. You can see the limb hanging vertically in the panned out photo, and the site where the limbs snapped in the close-up photo. " Could you guys investigate this? Thank you.	
History Items:	Date:	Type: Description:
	10/29/2024	Owner E-mail 10.29.2024 - Homeowner requested tree limb removal
<hr/>		
WO#: 1249855	Status: Open	Progress Code: Request Sent
Unit/Common Area: 709 Dunbarton Cir		Category: Landscape Request
Date Created: 10/28/2024	Date Completed:	Vendor: *FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:		
Assigned To:	Phone:	Fax:
Description:	Crape Myrtle planted two years ago near the NE corner of our house has recently been infected with tiny white thrip-like bugs. all leaves are sticky and dripping. The older, larger Crape Myrtles on our alley are infected too but earlier this year and not so bad. Please have someone come by to inspect and spray or dust or whatever helps before serious damage is done. Thank you.	
History Items:	Date:	Type: Description:
<hr/>		
WO#: 1249757	Status: Open	Progress Code: Request Sent
Unit/Common Area: 712 Elmhurst Cir		Category: Gutter
Date Created: 10/28/2024	Date Completed:	Vendor: ADVANCED ROOF DESIGN INC
Schedule Completion Date:		
Assigned To:	Phone:	Fax:
Description:	Advance Roof Design - Downspout/gutter has leak that is going into the garage. Downspout is located above kitchen window in courtyard.	



Work Orders Nepenthe Association

History Items:	Date: 10/28/2024	Type: Owner E-mail	Description: 10.28.2024 - Homeowner emailed service request.
WO#: 1249750	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 712 Elmhurst Cir		Category:	Landscape
Date Created: 10/28/2024	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Assigned To:	Phone:	Fax:	
Description:	Carson - 1. Landscaping by front door needs maintenance and possible replacement - dead and lack of grass. 2. Landscaping by garage is overgrown and not maintained, needs trimmed back to access courtyard.		
History Items:	Date: 10/28/2024	Type: Owner E-mail	Description: 10.28.2024 - Homeowner emailed service request.
WO#: 1249724	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 502 Elmhurst Cir		Category:	Drainage
Date Created: 10/28/2024	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Assigned To:	Phone:	Fax:	
Description:	Carson - There seems to be a drainage issue in front of 502 Elmhurst, Could you send someone to investigate this. Thank you		
History Items:	Date: 10/28/2024	Type: Owner Call	Description: 10.28.2024 - Office reported drain issues.
WO#: 1249646	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1257 Vanderbilt Way		Category:	Landscape Request
Date Created: 10/28/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Assigned To:	Phone:	Fax:	
Description:	Grounds Committee - "The front of our condo is really bare. I'm requesting that rocks be filled in."		



Work Orders Nepenthe Association

History Items:	Date: 10/28/2024	Type: Owner Call	Description: 10.28.2024 - Homeowner request for Grounds Committee
WO#: 1249392	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 714 Elmhurst Cir		Category:	Landscape Request
Date Created: 10/25/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Assigned To:	Phone:	Fax:	
Description:	<p>Grounds Committee - "The most important thing to know about this request: it ONLY applies if azaleas are to be removed that lead to 714 Elmhurst's front door (University Drive side). These are beautiful mature plants. I am asking for permission to remove them intact myself. Once removed, Carson can use them anywhere on the grounds they choose. ONLY IF they determine not to use them, I am then asking permission to transplant them to my patio. I will follow whatever timetable is set for their removal, will exercise great care while removing them, will repair or replace or pay to have any drip irrigation system damage fixed (I don't anticipate any). Destroying these would be such a loss. See attached pictures. Thank you"</p>		
History Items:	Date: 10/25/2024	Type: Owner Call	Description: 10.25.2024 - Homeowner request for Grounds Committee
WO#: 1249388	Status: Open	Progress Code:	Request Sent
Unit/Common Area: Tennis Court - Commons		Category:	Irrigation
Date Created: 10/25/2024	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Assigned To:	Phone:	Fax:	
Description:	Carson - There is a broken sprinkler head outside of the gate of the Commons Tennis Court. Could someone investigate this. Thank you.		
History Items:	Date: 10/25/2024	Type: Owner Call	Description: 10.25.2024 - Homeowner reported broken sprinkler.
WO#: 1249160	Status: Open	Progress Code:	In-Progress
Unit/Common Area: 1039 Commons Dr		Category:	Landscaping
Date Created: 10/24/2024	Date Completed:	Vendor:	
Schedule Completion Date:			
Assigned To:	Phone:	Fax:	



Work Orders Nepenthe Association

Description:	I wondered why the IVY appears to have died back on the corner of Colby Ct. and Commons Drive. Are there plans to replace this landscape area? Thanks		
History Items:	Date:	Type:	Description:
WO#: 1249091	Status: Open	Progress Code:	
Unit/Common Area: 1318 Vanderbilt Way	Category:		Landscape
Date Created: 10/24/2024	Date Completed:	Vendor:	
Schedule Completion Date:			
Assigned To:	Phone:	Fax:	
Description:	The area in photos between alley and front door 1318 Vanderbilt has been an eyesore for 15 years. Bare ground, debris/litter. If it is to remain a barren wasteland at least make it a clean barren wasteland. It is cleaned by residents periodically but mostly ignored.		
History Items:	Date:	Type:	Description:
WO#: 1248915	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1207 Vanderbilt Way	Category:		Lighting
Date Created: 10/23/2024	Date Completed:	Vendor:	RIVER CITY ELECTRIC
Schedule Completion Date:			
Assigned To:	Phone:	Fax:	
Description:	River City Electric - There are lights in Vanderbilt Circle and along Vanderbilt Way that are not turning on at night. We had our handyman come out and investigate but he could not find the issue. Would you guys be able to come out and investigate. Thank you		
History Items:	Date:	Type:	Description:
	10/23/2024	Work Order Update	10.23.2024 - Mike Elite could not find the issue with lights along Vanderbilt Way and in Vanderbilt circle. Work order created for River City Electric.
WO#: 1248845	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 2260 Swarthmore Dr	Category:		Landscape Request
Date Created: 10/23/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Assigned To:	Phone:	Fax:	



Work Orders Nepenthe Association

Description:	Grounds Committee - "Please evaluate for removal of the two Deodar Cedar trees in front of our property. They are less than 20ft from the building, heavily pruned with the largest branches over the roof, roots impact the sidewalk. I'm concerned about my liability if any large branches or a tree hits our property."		
History Items:	Date:	Type:	Description:
	10/23/2024	Owner Call	10.23.2024 - Homeowner submitted service request for grounds committee.
WO#: 1248658	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1403 Commons Dr		Category:	Landscape
Date Created: 10/22/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Assigned To:	Phone:	Fax:	
Description:	Grounds Committee: "The empty spot (see attached pictures) used to have a nice size bush next to it which gave us privacy in our courtyard from traffic turning left onto Commons Drive from Vanderbilt. After the workers completed the planting along the side of the rebuilt fence, they did not replace the bush. The empty spot is still being watered and is often too wet to walk on after the watering occurs. We talked to a landscape worker who stopped by to fix a water leak, however he did not know how to respond." Can you please evaluate?		
History Items:	Date:	Type:	Description:
	10/22/2024	Work Order Update	10.22.24 - Received request from owner, created work order and assigned to Grounds for review
WO#: 1248601	Status: Open	Progress Code:	Pending Proposal
Unit/Common Area: 1236 Vanderbilt Way		Category:	Gate - Pedestrian
Date Created: 10/22/2024	Date Completed:	Vendor:	Critical Path Reconstruction Inc
Schedule Completion Date:			
Assigned To:	Phone:	Fax:	
Description:	CPR Please get the proposal for the gate. It seems like the wood is dry rotted. Thanks		
History Items:	Date:	Type:	Description:
	10/25/2024	Other Call	waiting for proposal from CPR



Work Orders Nepenthe Association

WO#: 1248489	Status: Open	Progress Code: Request Sent
Unit/Common Area: 710 Elmhurst Cir		Category: Landscape Request
Date Created: 10/22/2024	Date Completed:	Vendor: Nepenthe Grounds Committee
Schedule Completion Date:		
Assigned To:	Phone:	Fax:
Description: Grounds Committee - Homeowner called to report dead plants and ivy by the driveway in the alley of her unit. Wants plants and ivy replaced. Thank you		
History Items:		
Date: 10/19/2024	Type: Owner Call	Description: 10.22.2024 Homeowner called to report dead plants and ivy
<hr/>		
WO#: 1247912	Status: Open	Progress Code: Request Sent
Unit/Common Area: 2269 Swarthmore Dr		Category: Siding
Date Created: 10/18/2024	Date Completed:	Vendor: Critical Path Reconstruction Inc
Schedule Completion Date:		
Assigned To:	Phone:	Fax:
Description: CPR During rain storms, the overflow of water due to the lack of rain gutters on the south (front) portions of house that overhang the walkway to the front door and front porch has caused fungus to grow in the adjacent siding and most likely has damaged the underlying structure as well.		
History Items:		
Date:	Type:	Description:
<hr/>		
WO#: 1247440	Status: Open	Progress Code: Request Sent
Unit/Common Area: 1411 Commons Dr		Category: Gutter
Date Created: 10/16/2024	Date Completed:	Vendor: Nepenthe Grounds Committee
Schedule Completion Date:		
Assigned To:	Phone:	Fax:



Work Orders Nepenthe Association

Description: Grounds Committee - "Each of these issues have resulted with the "landscape remediation" AFTER the siding project. - West side on Commons side at right of front door: Siding was removed and replaced due to water ponding at ground level. Rocks have been placed in a narrow space there. but there is no outlet or downspout from the roof for ponding water in the future. Request evaluation of correcting this situation with an outlet or downspout. See Photo #1. Request the same solution as neighbor's home at 1405 Commons - received an insert into the downspout to direct/channel water down and away from home. - North side at fireplace facing walkway: A downspout was installed to the right of the fireplace, BUT am concerned that water will pond again as there is nothing to channel the water away from the house. See Photo #2 and Photo #3. Request the same solution as neighbor's home at 1405 Commons - received an insert into downspout to direct/channel water down and away from the home. See Photo #6 - North east side of unit. There is a downspout at the Northeast corner side of the house BUT it has no angled bottom spout to direct water away from the home - it is simple cut off at the bottom so water will drain straight down against the house. See Photo #4. Request the same solution as neighbors home at 1405 Commons - received an insert into the downspout to direct/channel water down and away from the home. See Photo #6 - Northwest Corner of front of house next to walkway; Two Issues: There is a green drain next to the sidewalk, but it is not possible to tell which downspout drain it is connected to. Would like this to be confirmed. Dying and dead turf next to bush should be replenished. Request replenishment of dead turf, with appropriate irrigation. See Photo #5" The pictures and info mentioned above are connected to this work order via attachment.

History Items:	Date:	Type:	Description:
	10/16/2024	Owner Call	10.16.2024 - Homeowner submitted request for grounds committee.

WO#: 1247397	Status: Open	Progress Code:	In-Progress
Unit/Common Area: 609 Dunbarton Cir		Category:	Siding
Date Created: 10/16/2024	Date Completed:	Vendor:	Critical Path Reconstruction Inc

Schedule Completion Date:

Assigned To:	Phone:	Fax:
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Description: cpr There is damage to the at the corner trim 2x6 There is damage at T1-11 siding on center damage noted at window trim damage noted at 2x10 bellyband damaged noted at 4x6 beam ends This was on the pest report and the phase repair has been completed. Please provide a proposal. Thanks

History Items:	Date:	Type:	Description:
	10/25/2024	Other Call	Waiting for proposal from CPR Daivd is a real estate agent 916-531-7495

WO#: 1247337	Status: Open	Progress Code:	Received
Unit/Common Area: 1158 Vanderbilt Way		Category:	Roof
Date Created: 10/16/2024	Date Completed:	Vendor:	ADVANCED ROOF DESIGN INC

Schedule Completion Date:

Assigned To:	Phone:	Fax:
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Description: Advanced Roof Design - Water is pooling outside of sliding glass door. Homeowner is asking for a diverter to have any water flow in another direction so they don't get wet going into their garage. Could someone come out to evaluate this? Please reach out to the homeowner when you are on site for any question about the diverter. Thank you



Work Orders Nepenthe Association

History Items:	Date: 10/16/2024	Type: Owner Call	Description: 10.16.2024 - Homeowner stopped by to request evaluation on roof.
WO#: 1247334	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1057 Commons Dr		Category:	Irrigation
Date Created: 10/16/2024	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Assigned To:	Phone:	Fax:	
Description:	Sprinkler near entrance to home is spraying directly on the siding. Please assess and repair ASAP. Thank you!		
History Items:	Date: 10/16/2024	Type: Work Order Update	Description: 10.16.24 - Owner came in with photo of sprinkler spraying toward siding, work order created and issued to Carson for completion
WO#: 1247308	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1422 Commons Dr		Category:	Irrigation
Date Created: 10/16/2024	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Assigned To:	Phone:	Fax:	
Description:	Carson - There is a is a leak in the irrigation and large puddle outside the fence near the ivy of 1422 Commons. Would someone be able to investigate this. Thank you		
History Items:	Date: 10/16/2024	Type: Owner Call	Description: 10.16.2024 - Homeowner reported irrigation leak.
WO#: 1247283	Status: Open	Progress Code:	Pending Board Decision
Unit/Common Area: 2246 Swarthmore Dr		Category:	Siding
Date Created: 10/16/2024	Date Completed:	Vendor:	Critical Path Reconstruction Inc
Schedule Completion Date:			
Assigned To:	Phone:	Fax:	
Description:	CPR Please call Rodney at 916-803-8787 for inspection of his siding. Please let us know if this can wait until phase repair.		



Work Orders Nepenthe Association

History Items:	Date:	Type:	Description:
<hr/>			
WO#: 1247248	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 2269 Swarthmore Dr		Category:	Down spout
Date Created: 10/16/2024	Date Completed:	Vendor:	Critical Path Reconstruction Inc
Schedule Completion Date:			
Assigned To:		Phone:	Fax:
<hr/>			
Description:	<p>During rain storms, water overflows from gutters at the front and back of house and garage onto windows and siding. This issue has been on-going since 2022 and has not been alleviated by annual gutter cleaning. This request is for Nepenthe HOA to have the gutter DOWN SPOUTS cleaned at all locations front and back of house and garage to stop the overflow of water that spills onto windows and siding during rain storms.</p>		
<hr/>			
History Items:	Date:	Type:	Description:
<hr/>			
WO#: 1246898	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 310 Elmhurst Cir		Category:	Landscape
Date Created: 10/14/2024	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Assigned To:		Phone:	Fax:
<hr/>			
Description:	<p>This entire area from 306-310 Elmhurst needs to be cleaned up. Residents are reporting that the ivy needs to be trimmed back, and the irrigation needs to be checked as it appears to be dying. Please ensure all leaves are picked up in this area as well. Residents are reporting that no one has been by recently to service the area, please ensure this area is cleaned up ASAP and this area receives regular maintenance per the service contract Thank you!</p>		
<hr/>			
History Items:	Date:	Type:	Description:
	10/14/2024	Work Order Update	10.14.24 - Owner came in with landscaping concerns. GM created work order and sent to Carson for completion



Work Orders Nepenthe Association

WO#: 1246873	Status: Open	Progress Code: Request Sent
Unit/Common Area: 709 Dunbarton Cir		Category: Landscape
Date Created: 10/14/2024	Date Completed:	Vendor: *FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:		
Assigned To:	Phone:	Fax:
Description:	The north side of the home has a turf grass border along the planter area. The turf and overgrown crabgrass are encroaching in the area. Please ensure this is trimmed back on a regular basis. Additionally, the leaves along the Howe Ave side of the property is not being blown away. Please ensure the entire perimeter of the property has all leaves blown away.	
History Items:	Date:	Type: Description:
	10/14/2024	Work Order Update 10.14.24 - Received email from owner regarding landscaping concerns. Created work order and assigned to Carson for completion
WO#: 1246871	Status: Open	Progress Code: Request Sent
Unit/Common Area: 709 Dunbarton Cir		Category: Tree Evaluation
Date Created: 10/14/2024	Date Completed:	Vendor: Nepenthe Grounds Committee
Schedule Completion Date:		
Assigned To:	Phone:	Fax:
Description:	There was a row of trees along the Howe Ave side but now a few appear to be missing. This is presenting a safety/privacy concern from the busy street. I have attached a photo for reference. Can this area be evaluated for planting additional trees for safety?	
History Items:	Date:	Type: Description:
	10/14/2024	Work Order Update 10.14.24 - Received email from owner, regarding safety concerns. Issued work order on behalf, and assigned to Grounds for evaluation
WO#: 1246798	Status: Open	Progress Code: Received
Unit/Common Area: 1304 Commons Dr		Category: Landscape
Date Created: 10/14/2024	Date Completed:	Vendor: *FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:		
Assigned To:	Phone:	Fax:
Description:	Carson: Owner submitted service request for trimming of shrubs. The shrubs in front of her front walkway near the front door are blocking the window, so no sunshine can come through at all. Can you please trim back the bushes so that the owner can use her window?	



Work Orders Nepenthe Association

History Items:	Date: 10/14/2024	Type: Work Order Update	Description: 10.14.24 - Owner submitted service request, work order was created and sent to Carson for completion
WO#: 1246662	Status: Open	Progress Code:	In-Progress
Unit/Common Area: Zone 7 Landscape		Category:	Tree Maintenance
Date Created: 10/14/2024	Date Completed:	Vendor:	THE GROVE TOTAL TREE CARE
Schedule Completion Date:			
Assigned To:	Phone:	Fax:	
Description: Grove Total Tree Care: Zone 7 Tree Work approved by Board, not to exceed \$7,560			
History Items:	Date: 10/14/2024	Type: Work Order Update	Description: 10.14.24 - Received signed proposal, created work order and sent to Grove for completion
WO#: 1246553	Status: Open	Progress Code:	Received
Unit/Common Area: 709 Dunbarton Cir		Category:	Landscape Replacement
Date Created: 10/12/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Assigned To:	Phone:	Fax:	
Description: Our new plantings to reforest the Howe Ave slope after storm damage denuded the slope were vandalized last night. Two new english laurels were destroyed (see pics) and two more plus a 2 year old crepe myrtle bush had branches broken off. Please replace as soon as possible. Also, I am asking again to have two or three of the small sword bushes with the blue flower stalks replaced as promised shortly after planting two years ago.			
History Items:	Date: 10/14/2024	Type: Work Order Update	Description: 10.14.24 - Owner submitted request for grounds committee review. Assigned to Grounds, and will forward accordingly.
WO#: 1245668	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1006 Vanderbilt Way		Category:	Siding
Date Created: 10/08/2024	Date Completed:	Vendor:	Critical Path Reconstruction Inc
Schedule Completion Date:			
Assigned To:	Phone:	Fax:	
Description: CPR There is dry rot underneath the window inside the patio area. Please check this and inform the office if this can wait until the phase repair or needs attention soon Thanks			



Work Orders Nepenthe Association

History Items:	Date:	Type:	Description:
WO#: 1245602	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 606 Elmhurst Cir		Category:	Landscape Request
Date Created: 10/08/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Assigned To:	Phone:	Fax:	
Description:	Grounds Committee - "The attached photos show a plant that has become a nuisance. Not only is it out of place where it is, it is encroaching on the dogwood; but it is an aphid magnet. - see cobwebs. It has no place where it is. Both neighbor (604 Elmhurst) and I want it gone."		
History Items:	Date:	Type:	Description:
	10/08/2024	Owner Call	10.08.2024 - Homeowner requested plant removal.
WO#: 1244838	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1449 University Ave		Category:	Landscape Request
Date Created: 10/04/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Assigned To:	Phone:	Fax:	
Description:	Grounds Committee - "Some plants died and were removed by our front walkway and some grass is currently dying. Is it possible to have these replaced? I would like to improve the appearance to our front door with attractive, healthier plants and make sure the drip system is working correctly. I would be happy to plant them myself as I have been an avid gardener."		
History Items:	Date:	Type:	Description:
	10/04/2024	Owner Call	10.04.2024 - Homeowner sent request for Grounds Committee
WO#: 1244513	Status: Open	Progress Code:	In-Progress
Unit/Common Area: Zone 6 Landscape		Category:	Remediation
Date Created: 10/03/2024	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Assigned To:	Phone:	Fax:	
Description:	Carson Board has approved the Zone 6 Siding Work NTE \$69760.00. 1005, 1015, 1025 Vanderbilt Way. 100, 102, 104, 106, 108, 200,202,204,206,210 Elmhurst. Thanks		



Work Orders Nepenthe Association

History Items:	Date:	Type:	Description:
	10/15/2024	Work Order Update	10.15.24 - Balance to bill as of 10.15.24 = \$25,000
WO#: 1244508	Status: Open	Progress Code:	Request Sent
Unit/Common Area: Zone 6 Landscape		Category:	Remediation
Date Created: 10/03/2024	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Assigned To:	Phone:	Fax:	
Description:	Carson Board has approved the Zone 6 1015-1025 Vanderbilt proposal NTE \$4161.00 for Installation of new drains .		
History Items:	Date:	Type:	Description:
WO#: 1244376	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1217 Vanderbilt Way		Category:	Landscape Request
Date Created: 10/02/2024	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Assigned To:	Phone:	Fax:	
Description:	Carson - "Please prune both of the large shrubs on the west side of our unit. The shrub on the right of the entry sidewalk is obstructing the walkway and needs to be pruned back about 2.5 feet in height to the height of the brick wall behind it. It is badly obstructing our window. The shrub on the left needs to be pruned back to the height of the lower part of the window that it is obstructing. Thank you."		
History Items:	Date:	Type:	Description:
	10/02/2024	Owner Call	10.02.2024 - Homeowner submitted request for Grounds Committee
	10/18/2024	Work Order Update	10.18.2024 - Work order reassigned to Carson. Within scope of work.
WO#: 1243997	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 320 Elmhurst Cir		Category:	Landscape Request
Date Created: 10/01/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Assigned To:	Phone:	Fax:	



Work Orders Nepenthe Association

Description:	Grounds Committee - "Alley serving 320 Elmhurst Circle needs attention. Bare dirt, dying plants, lack of water. Grass dying in front of 320 Elmhurst Circle. Grooming of alley should match other well maintained areas of Nepenthe."		
History Items:	Date:	Type:	Description:
	10/01/2024	Owner Call	10.01.2024 - Homeowner submitted service request for Grounds Committee
WO#: 1243964	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1653 University Ave		Category:	Landscape Request
Date Created: 10/01/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Assigned To:	Phone:	Fax:	
Description:	Grounds Committee - "Between the river trailhead path and my house there is no landscaping. It is only dirt that is watered by sprinklers. Debris is blown off weekly. I would recommend grass or other ground cover or wild flower be planted. I hope you will consider correcting and improving our community. Thank you."		
History Items:	Date:	Type:	Description:
	10/01/2024	Owner Call	10.01.2024 - Homeowner emailed service request for Grounds Committee.
WO#: 1243544	Status: Open	Progress Code:	Pending Board Decision
Unit/Common Area: 703 Dunbarton Cir		Category:	Gate - Back Gate
Date Created: 09/30/2024	Date Completed:	Vendor:	Critical Path Reconstruction Inc
Schedule Completion Date:			
Assigned To:	Phone:	Fax:	
Description:	cpr Please check all 3 gates at 703 Dunbarton. According to the homeowner the gate towards the alleyway is not latching. Larry said this gate was repaired and painted by CPR. Please let me know if any other information is needed. Once completed please inform the office. Thanks and have a great day.		
History Items:	Date:	Type:	Description:
	10/15/2024	Work Order Update	10.15.24 - Proposal is on the agenda for the November Board Meeting for board review.
WO#: 1243196	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1411 Commons Dr		Category:	Landscape Request
Date Created: 09/27/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Assigned To:	Phone:	Fax:	



Work Orders Nepenthe Association

Description:	Grounds Committee - "My garage entry is the last home on alleyway facing commons. The alleyway can be seen from the street. There are no protective plants or barriers keeping intruders from walking up through the ivy onto the alley and my home. One can see the path formed from the sidewalk. This is a safety and security issue. The shrubs will form a barrier leading to more protection and security."		
History Items:	Date:	Type:	Description:
	09/27/2024	Owner Call	09.27.2024 - Homeowner request for Grounds Committee
WO#: 1242990	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1423 Commons Dr		Category:	Landscape Request
Date Created: 09/26/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Assigned To:	Phone:	Fax:	
Description:	Grounds Committee - "Bare ground in front landscape (picture #1). Large patch of tall grass in front yard ivy (picture #2). This problem patch has persisted for several years. This is no evidence that it receives any irrigation even though it is right at the front door of our home. No rocks PLEASE!! Please replace hard pan plant with ivy, and provide irrigation."		
History Items:	Date:	Type:	Description:
	09/26/2024	Owner Call	09.26.2024 - Homeowner provided service request for Grounds Committee.
WO#: 1242248	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 710 Elmhurst Cir		Category:	Landscape Request
Date Created: 09/23/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Assigned To:	Phone:	Fax:	
Description:	Grounds Committee - "Do Not remove plants on the west or north of my property!! These plants were put in 10 years ago and are not to old." Homeowner request no plant removal from her unit. Thank you		
History Items:	Date:	Type:	Description:
	09/23/2024	Owner Call	09.23.2024 - Homeowner requests no plant removal.
WO#: 1241794	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 506 Dunbarton Cir		Category:	Landscape Request
Date Created: 09/20/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Assigned To:	Phone:	Fax:	



Work Orders Nepenthe Association

Description:	Grounds Committee - "I live in 506 Dunbarton Circle and we have a Crepe Myrtle tree near the entrance to our patio and it drips sticky, gummy sap underneath it. It gets on the fence, door and stone tiles inside the patio. I don't want to walk in my own patio then track the sticky sap inside. It also is all over my waterfall and koi pond. I've tried to keep hosing it down but it's impossible to keep on top of it and I can't wash dirty water into the koi pond. Please send someone to check it out and make an assessment. I'd love to have it removed and a different smallish tree planted there."		
History Items:	Date:	Type:	Description:
	09/20/2024	Owner E-mail	09.20.2024 - Homeowner request for Grounds Committee
WO#: 1241638	Status: Open	Progress Code:	Received
Unit/Common Area: Trees		Category:	Tree Evaluation
Date Created: 09/20/2024	Date Completed:	Vendor:	THE GROVE TOTAL TREE CARE
Schedule Completion Date:			
Assigned To:	Phone:	Fax:	
Description:	The Grove - This work order was created from the list of trees near chimneys mentioned in the 9.19.2024 Grounds Committee Meeting to be inspected for fire hazards. Zone 1: 2320 American River Dr 2300 American River Dr Zone 2: 1312 Vanderbilt 1106 Vanderbilt Zone 3: 2328 Swarthmore 2318 Swarthmore 503 Dunbarton 511 Dunbarton 603 Dunbarton 609 Dunbarton 803 Dunbarton 809 Dunbarton 815 Dunbarton 901 Dunbarton 1109 Dunbarton 303 Dunbarton 203 Dunbarton 109 Dunbarton 1363 Commons Zone 4: 712 Dunbarton 708 Dunbarton 720 Dunbarton 1100 Dunbarton 1112 Dunbarton 204 Dunbarton Zone 5: 1410 Commons 1245 Vanderbilt 703 Elmhurst 701 Elmhurst 611 Elmhurst 505 Elmhurst 1217 Vanderbilt Zone 6: 712 Elmhurst 610 Elmhurst 810 Elmhurst 606 Elmhurst 508 Elmhurst 500 Elmhurst 502 Elmhurst 324 Elmhurst 210 Elmhurst 100 Elmhurst Zone 7: 1527 University		
History Items:	Date:	Type:	Description:
	09/20/2024	Owner Call	09.20.2024 Office created list from the most recent Grounds Committee meeting.
	10/15/2024	Work Order Update	10.15.24 - Management reached out to Grove to inquire on status update regarding the evaluation of these trees. Will update the notes accordingly once update is received.
WO#: 1241043	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1117 Commons Dr		Category:	Down spout
Date Created: 09/18/2024	Date Completed:	Vendor:	ADVANCED ROOF DESIGN INC
Schedule Completion Date:			
Assigned To:	Phone:	Fax:	
Description:	The downspout of this home appears to be draining on the roof of another home. Can you evaluate and ensure this is appropriate or if needed, extend the downspout down/away from the roof? Thank you! Picture is attached for reference.		



Work Orders Nepenthe Association

History Items:	Date:	Type:	Description:
	09/18/2024	Work Order Update	09.18.24 - Received proposal from CPR for siding and noticed downspout in photo. Sent to Advanced Roof for evaluation
	10/15/2024	Other Call	homeowner was out of country, now he is back ,Advance roof will schedule the date with him
WO#: 1240867		Status: Open	Progress Code: Request Sent
Unit/Common Area: 1111 Dunbarton Cir			Category: Gate - Pedestrian
Date Created: 09/17/2024	Date Completed:		Vendor: Critical Path Reconstruction Inc
Schedule Completion Date:			
Assigned To:		Phone:	Fax:
Description:	CPR please evaluate the gate and provide the recommendation. Can this wait until phase repair, if not provide a proposal. Thanks		
History Items:	Date:	Type:	Description:
	10/15/2024	Work Order Update	10.15.24 - After unsuccessful attempts to reach Owner, closing this work order. If issues persists, Management will reopen this work order.
	10/17/2024	Work Order Update	10.17.2024 - Work order reopened after homeowner returned to town.
WO#: 1240712		Status: Open	Progress Code: Request Sent
Unit/Common Area: 1403 Commons Dr			Category: Landscape Request
Date Created: 09/17/2024	Date Completed:		Vendor: Nepenthe Grounds Committee
Schedule Completion Date:			
Assigned To:		Phone:	Fax:
Description:	Grounds Committee - "A yellow lucky lantern abutilon plant (I think it is correct name!) has been slowly losing branches/flowers due to turkeys & workers brushing up against it + rainy/windy days. This past summer the dry rot work, power washing & painting caused many more broken branches. It is a spindly vulnerable plant held up by the brick wall in front of it. (See attached pictures) We request 1 to 2 plants to replace it. Thank you!"		
History Items:	Date:	Type:	Description:
	09/17/2024	Owner E-mail	09.17.2024 - Homeowner request for Grounds Committee.



Work Orders Nepenthe Association

WO#: 1239987	Status: Open	Progress Code: In-Progress
Unit/Common Area: Zone 2 Landscape		Category: Remediation
Date Created: 09/13/2024	Date Completed:	Vendor: *FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:		
Assigned To:	Phone:	Fax:
Description:	Carson Board has approved the proposal on 9/12/24 NTE \$17,240.00 for Zone 2 installation of new drains 1112,1124,1130,1136,1146,1152,1158,1170,and 1176 Vanderbilt Unclog Drain at 1046 Vanderbilt Install berry rocks around the drains and hydro jetting use for high pressure water to flash out mud identified areas	
History Items:	Date:	Type:
	10/15/2024	Work Order Update
		Description:
		10.15.24 - Balance to bill as of 10.15.24 = \$8,620, do not close work order until complete
WO#: 1239984	Status: Open	Progress Code: In-Progress
Unit/Common Area: Zone 2 Landscape		Category: Remediation
Date Created: 09/13/2024	Date Completed:	Vendor: *FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:		
Assigned To:	Phone:	Fax:
Description:	Carson Board has approved the proposal NTE \$82,840.00 on 9/12/2024 For phase 2 siding work Shrub removal/stump removal and remediation 1006,1016,1026,1036,1046,1056,1066,1112,1118,1124,1130,1136,1146,1152,1158,1164,1170,1176, and 1182 Vanderbilt Thanks	
History Items:	Date:	Type:
	10/15/2024	Work Order Update
		Description:
		10.15.24 - Balance to bill as of 10.15.24 = \$41,420, do not close work order until work is complete
WO#: 1239620	Status: Open	Progress Code: Received
Unit/Common Area: 813 Dunbarton Cir		Category: Landscape Request
Date Created: 09/11/2024	Date Completed:	Vendor: Nepenthe Grounds Committee
Schedule Completion Date:		
Assigned To:	Phone:	Fax:
Description:	Grounds Committee - "Location Request is directly in front of front porch on either side. Please: 1) Remove two bush stumps, One on either side of sidewalk. 2) Plant various plants along right side of sidewalk. Area can b every hot and sunny during summer. In the fall it is shady stating around noon" Thank you	



Work Orders Nepenthe Association

History Items:	Date:	Type:	Description:
	09/11/2024	Owner Call	09.11.2024 - Service request for grounds committee.
WO#: 1238254	Status: Open	Progress Code:	Received
Unit/Common Area: Trees		Category:	Tree Maintenance
Date Created: 09/05/2024	Date Completed:	Vendor:	THE GROVE TOTAL TREE CARE
Schedule Completion Date:			
Assigned To:	Phone:	Fax:	
Description: Proposal approved for 2259 Swarthmore tree work, not to exceed \$2,825			
History Items:	Date:	Type:	Description:
	09/05/2024	Work Order Update	09.05.24 - Board approved proposal, work order sent to Grove for completion
	10/15/2024	Work Order Update	10.15.24 - This work is scheduled for October 15th.
WO#: 1238253	Status: Open	Progress Code:	Received
Unit/Common Area: Zone 6 Landscape		Category:	Tree Maintenance
Date Created: 09/05/2024	Date Completed:	Vendor:	THE GROVE TOTAL TREE CARE
Schedule Completion Date:			
Assigned To:	Phone:	Fax:	
Description: Proposal approved for Zone 6 tree work, not to exceed \$18,595			
History Items:	Date:	Type:	Description:
	09/05/2024	Work Order Update	09.05.24 - Board approved proposal, work order sent to Grove for completion
WO#: 1238252	Status: Open	Progress Code:	Received
Unit/Common Area: Zone 5 Landscape		Category:	Tree Maintenance
Date Created: 09/05/2024	Date Completed:	Vendor:	THE GROVE TOTAL TREE CARE
Schedule Completion Date:			
Assigned To:	Phone:	Fax:	
Description: Proposal approved for Zone 5 tree work, not to exceed \$21,320			



Work Orders Nepenthe Association

History Items:	Date: 09/05/2024	Type: Work Order Update	Description: 09.05.24 - Board approved proposal, work order sent to Grove for completion
WO#: 1236920	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 307 Dunbarton Cir		Category:	Landscape Request
Date Created: 08/30/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Assigned To:	Phone:	Fax:	
Description:	<p>Grounds Committee - " I have an urgent discussion regarding the amount and location of the plat "heavenly bamboo" that surrounds my property. THERE ARE 17 of the "heavenly bamboo" !!! more than any property that we seen around DUNBARTON CIRCLE. I request that the plants which we took down NOT BE REPLACED. We were fined for cutting back a few of them that were growing into the beautiful ornamental plants that sit closer to the street, The bamboo plants were falling forward, the whole area was a hot mess. Now, with the bamboo plants removed the ornamental plants look lovely. I also would like the 2 heavenly bamboo on either side of my gate removed. They send runners onto my yard and cover the door bell. " Thank you</p>		
History Items:	Date: 08/30/2024	Type: Owner E-mail	Description: 08.30.2024 - Owner sent in a service request for Ground Committee to review.
WO#: 1235145	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1317 Vanderbilt Way		Category:	Landscape Request
Date Created: 08/22/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Assigned To:	Phone:	Fax:	
Description:	<p>Grounds Committee "My beautiful Japanese maple got destroyed during a storm. I was told by my zone steward I was getting a redbud maple. Oscar came by and was instructed to plant more ivy in the small hole where the stump was. Its only about 18in in diameter and the existing ivy will grow over it, so not sure why he needed to plant more. Regardless, I want a tree there there. The landscaping along our row of homes looks terrible, even though some of it was redone recently. I think the reason my house sat on the market so long was because of the bad curb appeal. He also mentioned rocks. I don't mind them by the drain but don't want a rock necklace at my foundation as its unnecessary. "</p>		
History Items:	Date: 08/22/2024	Type: Owner Call	Description: 08.22.2024 - Owner submitted service request.



Work Orders Nepenthe Association

WO#: 1234509	Status: Open	Progress Code: Request Sent
Unit/Common Area: 603 Elmhurst Cir		Category: Dry Rot
Date Created: 08/20/2024	Date Completed:	Vendor: Critical Path Reconstruction Inc
Schedule Completion Date:		
Assigned To:	Phone:	Fax:
Description: CPR The homeowner has lines on the outside of the siding that need to be placed inside. Please evaluate the level of dry rot. If it IS rotted, then can it wait until the phase repair? If it cannot wait till phase repair please send a proposal to the association and indicate why it cannot wait. If the area is NOT dry rotted at all then please prepare a proposal that would be the homeowner's expense to remove so he can have his vendor put the HVAC lines inside. If the there are some areas of dry rot and some not, please provide a split proposal separated between homeowner and Association responsibility. ONLY CONTACT CARY CALKIN AT 949-344-4055		
History Items:	Date:	Type:
	08/20/2024	Other Call
		Description:
		08.20.24 - Office request.
WO#: 1233598	Status: Open	Progress Code: Request Sent
Unit/Common Area: 101 Dunbarton Cir		Category: Landscape Request
Date Created: 08/16/2024	Date Completed:	Vendor: Nepenthe Grounds Committee
Schedule Completion Date:		
Assigned To:	Phone:	Fax:
Description: Grounds Committee "Requesting an evaluation of my front landscaping which has been sparse for quite a long time. I understand the grass situation is due to shade trees but as the first house in the siding/painting project, the lawn has never recovered from the construction equipment all over the lawn. I hope you can take the time to evaluate."		
History Items:	Date:	Type:
	08/16/2024	Owner Call
		Description:
		08.15.24 - Owner submitted service request form.
WO#: 1233351	Status: Open	Progress Code: Request Sent
Unit/Common Area: 1461 University Ave		Category: Landscape Request
Date Created: 08/15/2024	Date Completed:	Vendor: Nepenthe Grounds Committee
Schedule Completion Date:		
Assigned To:	Phone:	Fax:
Description: Grounds Committee The unit 1455 University had two shrubs removed in order for their HVAC to be moved. Homeowner at 1461 University is requesting new plants on the right side of her gate where the shrubs were removed.		



Work Orders Nepenthe Association

History Items:	Date: 08/15/2024	Type: Owner Call	Description: 08.15.24 - Owner filled out service request.
WO#: 1232391	Status: Open	Progress Code:	Request Sent
Unit/Common Area: Zone 4 Landscape		Category:	Tree Maintenance
Date Created: 08/12/2024	Date Completed:	Vendor:	THE GROVE TOTAL TREE CARE
Schedule Completion Date:			
Assigned To:	Phone:	Fax:	
Description: Proposal approved for Zone 4 tree work, not to exceed \$22,360			
History Items:	Date: 08/12/2024	Type: Work Order Update	Description: 08.12.24 - Board approved Zone 4 tree work proposal during August board meeting, sent work order to Grove for completion
WO#: 1232389	Status: Open	Progress Code:	In-Progress
Unit/Common Area: Zone 3 Landscape		Category:	Tree Maintenance
Date Created: 08/12/2024	Date Completed:	Vendor:	THE GROVE TOTAL TREE CARE
Schedule Completion Date:			
Assigned To:	Phone:	Fax:	
Description: Proposal approved for Zone 3 tree work, not to exceed \$21,635			
History Items:	Date: 08/12/2024	Type: Work Order Update	Description: 08.12.24 - Board approved proposal during August meeting, sent work order to Grove for completion
	10/15/2024	Work Order Update	10.15.24 - Grove will be completing Zone 3 by October 22nd per schedule received
WO#: 1231781	Status: Open	Progress Code:	Pending Board Decision
Unit/Common Area: 301 Dunbarton Cir		Category:	Dry Rot
Date Created: 08/08/2024	Date Completed:	Vendor:	Critical Path Reconstruction Inc
Schedule Completion Date:			
Assigned To:	Phone:	Fax:	
Description: CPR Handyman evaluated, said there is extensive dry rot. Fence was not replaced in phase one. Please provide a proposal to replace now. Thank you Mike Please evaluate the gate to the patio - owner says there is dry rot. This unit has already been done in phase 1. There is a post in the back patio that is rotted right at the dirt. Please evaluate and let us know how extensive the dry rot is. Thanks,			



Work Orders Nepenthe Association

History Items:	Date:	Type:	Description:
	08/08/2024	Owner Call	08.08.24 - Owner came in.
	08/15/2024	Work Order Update	08.15.2024 - Mike evaluated, extensive dry rot. Reassigned to CPR.
	10/15/2024	Work Order Update	10.15.24 - Proposal is on the agenda for the November Board Meeting for board review.
WO#: 1231694		Status: Open	Progress Code: Pending Board Decision
Unit/Common Area: 606 Elmhurst Cir			Category: Landscape
Date Created: 08/08/2024	Date Completed:		Vendor:
Schedule Completion Date:			
Assigned To:		Phone:	Fax:
Description:	Landscape Recently Carson removed a dead azalea from the space inside the brick wall outside my bedroom window. There needs to be a replacement.		
History Items:	Date:	Type:	Description:
	08/27/2024	Work Order Update	08.27.24 - Per August Grounds Committee meeting, proposal has been requested from Carson for this work order
	10/16/2024	Work Order Update	10.16.24 - Carson provided proposal for this work order. Proposal is currently pending board review.
WO#: 1231057		Status: Open	Progress Code: Pending Board Decision
Unit/Common Area: 2312 Swarthmore Dr			Category: Landscape Request
Date Created: 08/06/2024	Date Completed:		Vendor:
Schedule Completion Date:			
Assigned To:		Phone:	Fax:
Description:	Grounds Committee Owner: "dry patch on front lawn. Weeds as well. Three dead/dying trees behind small retaining wall. Unsure if sprinklers aren't working or it's just too hot for the trees. My front yard is dying and hard to look at. My neighbors have complained that it's taking away value to their homes. It's a bit unsightly. It very well could be the heat but I would think that trees that can handle the heat should have been planted. These small trees aren't that old. "		
History Items:	Date:	Type:	Description:
	08/06/2024	Owner Call	08.06.24 - Owner resubmitted this request as the original service request had the wrong address listed and was denied by Grounds. Owner's neighbor at 2316 sw. submitted a service request for same area but was denied by grounds as it was not reported by the owner.
	08/27/2024	Work Order Update	08.27.24 - Per August Grounds Committee meeting, proposal has been requested from Carson for this work order



Work Orders Nepenthe Association

10/16/2024	Work Order Update	10.16.24 - Carson provided proposal for this work order. Proposal is currently pending board review.	
WO#: 1229560	Status: Open	Progress Code:	Received
Unit/Common Area: 310 Elmhurst Cir		Category:	Landscape
Date Created: 07/31/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Assigned To:		Phone:	Fax:
Description: Grounds- Carson Bark needs to be replaced behind 310 Elmhurst thanks			
History Items:			
Date:	Type:	Description:	
07/31/2024	Other Call	Homeowner came to the office to fill the service request form. Did the work order and also forwarded to Christina	
08/27/2024	Work Order Update	08.27.24 - This work order was tabled in the August Grounds Committee Meeting; to be reviewed during September Grounds Committee Meeting	
WO#: 1229367	Status: Open	Progress Code:	In-Progress
Unit/Common Area: Zone 2 Landscape		Category:	Remediation
Date Created: 07/30/2024	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Assigned To:		Phone:	Fax:
Description: Proposal is approved for Phase 2 Plant Material Remediation in the following locations: Commons Dr. - 1366, 1372, 1378, 1384, 1390, 1396 Vanderbilt Wy. - 1206,1212, 1218, 1224, 1230, 1236, 1242, 1248, 1254, 1260, 1268, 1276, 1284, 1292,1306, 1312, 1318, 1324, 1330, 1336, 1342 Scope of Work: Shrub Removal / Stump Removal and Remediation in selected Areas Only in Zone 2 Irrigation upgrades where needed on the shrub removal areas only. Install walk-on bark Approximately we will use (70) 5-gal. shrubs Mix from the plant Palette depending on the location Sun/Shade Approximately we will use 37 yards of Berry Creek Rock, 41 yards of Walk on Bark, 5 yards of Tap Soil, 6 yards of Black Humus and irrigation material Total of (27) homes and Alleyways Not to exceed \$69,760			
History Items:			
Date:	Type:	Description:	
07/30/2024	Scheduled	07.30.24 - Proposal Approved by Board.	
10/15/2024	Work Order Update	10.15.24 - Balance to bill as of 10.15.24 = \$25,000, do not close work order	



Work Orders Nepenthe Association

WO#: 1227148	Status: Open	Progress Code: Pending Board Decision
Unit/Common Area: 603 Elmhurst Cir		Category: Dry Rot
Date Created: 07/22/2024	Date Completed:	Vendor: Critical Path Reconstruction Inc
Schedule Completion Date:		
Assigned To:	Phone:	Fax:
Description: CPR Please look at the fence, our handyman saw a lot of dry rot. Please evaluate if it can wait till phase repair. DO NOT CALL THE OWNER Thanks Elite A fence board at 603 Elmhurst has fallen on an azalea plant. Please secure the board Thanks		
History Items:	Date:	Type:
	07/25/2024	Work Order Update
		Description:
		07.25.24 - Mike-Elite came in and showed us a photo of dry rot. Sending to CPR to evaluate further.
WO#: 1223891	Status: Open	Progress Code: Pending Board Decision
Unit/Common Area: 1326 COMMONS Dr		Category: Gate - Back Gate
Date Created: 07/08/2024	Date Completed:	Vendor: Critical Path Reconstruction Inc
Schedule Completion Date:		
Assigned To:	Phone:	Fax:
Description: CPR Our handyman went to evaluate ad said that the gate needs to be replaced because it is dry rotted. Can you please evaluate and if it cannot wait till phase repair, provide a proposal please. Thanks, Mike Please fix the back gate if you can. If not let the office know so we can get a proposal from CPR Call before going 217-352-2487 916-544-8981 Thanks		
History Items:	Date:	Type:
	07/11/2024	Work Order Update
		Description:
		07.11.24 - Elite went to evaluate. We are reassigning the WO for CPR to see if we need a proposal before phase repair.
	10/15/2024	Work Order Update
		10.15.24 - Proposal is on the agenda for the November Board Meeting for board review.
WO#: 1221665	Status: Open	Progress Code: Pending Board Decision
Unit/Common Area: 702 Elmhurst Cir		Category: Landscape Request
Date Created: 06/27/2024	Date Completed:	Vendor:
Schedule Completion Date:		
Assigned To:	Phone:	Fax:
Description: Grounds See attachment.		



Work Orders Nepenthe Association

History Items:	Date:	Type:	Description:
	06/27/2024	Other Call	06.27.24 - HO submitted service request.
	08/27/2024	Work Order Update	08.27.24 - Per August Grounds Committee meeting, proposal has been requested from Carson for this work order
	10/16/2024	Work Order Update	10.16.24 - Carson provided proposal for this work order. Proposal is currently pending board review.
<hr/>			
WO#: 1221656	Status: Open	Progress Code:	Pending Board Decision
Unit/Common Area: 1276 Vanderbilt Way		Category:	Landscape Request
Date Created: 06/27/2024	Date Completed:	Vendor:	
Schedule Completion Date:			
Assigned To:		Phone:	Fax:
Description: Grounds "Need ground cover on left side of the front door. It's a mud pit!" Please evaluate			
History Items:	Date:	Type:	Description:
	06/27/2024	Other Call	06.27.24 - Homeowner submitted service request
	08/27/2024	Work Order Update	08.27.24 - Per August Grounds Committee meeting, proposal has been requested from Carson for this work order
	10/16/2024	Work Order Update	10.16.24 - Carson provided proposal for this work order. Proposal is currently pending board review.
<hr/>			
WO#: 1219497	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 116 Dunbarton Cir		Category:	Landscape
Date Created: 06/19/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Assigned To:		Phone:	Fax:



Work Orders Nepenthe Association

Description: Service request submitted requesting the following: Following are my requests and in some instances requirements for the necessary restoration work at the front and back of my home. Front of my home to the left of my sidewalk. It doesn't make sense to plant something in front of my chimney to replace what was removed earlier this year, especially since we need to see how the recently installed drainage system works during the rainy season. All that needs to be done is to cover the bare dirt with rock. I showed you a few pieces of red lava rock that came from my patio. That rock is fairly inconspicuous and that is what I want to be placed. I am willing to look at samples of other rock that is equally as inconspicuous. The only drain inlet that was installed within a downslope was the one installed where I had dug an emergency detention pit during the storms of last winter to prevent water intrusion into my home. The other drain inlets are basically flush with the ground level. Dirt cannot be excavated to provide room for the rock unless the drain inlets are lowered. I agree with your suggestion that we leave the drainage system as is and see how it performs next winter. But because of the drain inlet locations, the layer of rock to be added cannot be very thick or earth to wood contact will fairly quickly be produced. You and I both saw today how the leaf blowers have piled up debris in the corner between my chimney wall and my front window wall at a time when there are little to no falling leaves. To accommodate the thin layer of rock, plastic garden cloth should be laid and the rock added on top of it. I have some garden cloth that I will be glad to donate for this effort. The remaining shrubs in this area, and especially the three Chinese fringe flower shrubs that I purchased and were installed by Nepenthe with assurances that they would remain in place, are not to be removed or significantly altered. Front of my home to the right of my sidewalk, and between my home and my next door neighbor's home. There is one remaining shrub which is not to be removed or significantly altered, and rock is to be added as indicated above. Three decent sized Chinese fringe flower shrubs are to be added in this area, roughly evenly spaced. I appreciate your comment that current policy is to stop putting plants in narrow areas between homes. Because of the offset between my home and the neighboring home, there is ample room for these three new shrubs without getting into the area between the homes. Rear of my home. I have no idea why certain shrubs were removed and three nandinas were left in place in-artfully clustered around the lamp post. However, I am not asking for anything to be done in this rear area other than to add a few ivy plugs this Fall. Nepenthe is well aware of the issues I have had this year with my homeowners' insurance company, and I hope Nepenthe is also aware of the homeowners' insurance crisis extant throughout California and possible jeopardization of the blanket and other policies. I appreciate that Nepenthe did the roof cleaning work required of it by our governing documents and cited by my insurance company and that work appears to have alleviated my insurance problems at least in the short term. As you know, I am working with Jim Shaw regarding the implications of the wide spread use of ornamental bark in our community and the fire dangers caused by that use. In addition to those efforts, I will take appropriate measures to protect myself and my property if ornamental bark is placed around my home without first having been proven as being safe to both me and my insurance company. Eventually, the front of my home will need a new landscape plan. That would include removal of the small patch of grass along the sidewalk. But I am not requesting that at this time because of the large outflow of cash for siding, painting and other landscaping projects. I sincerely hope that my modest requests/requirements will be appreciated and honored in that vein.

History Items:	Date:	Type:	Description:
	06/19/2024	Work Order Update	06.19.24 - Received request from owner via email, copied request into work order and sent to Grounds Committee for review

WO#: 1209969	Status: Open	Progress Code:	Pending Board Decision
Unit/Common Area: 1182 Vanderbilt Way		Category:	Landscape
Date Created: 05/13/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee

Schedule Completion Date:

Assigned To:	Phone:	Fax:
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Description: Grounds "Between 1176 and 1182 Vanderbilt, no grass at all. Front of 1182 needs clean up and grass. Poor area." Thank you,



Work Orders Nepenthe Association

History Items:	Date:	Type:	Description:
	05/13/2024	Other Call	HO submitted service request
	06/19/2024	Bid Provided	06.19.24 - Received proposal from Carson. Proposal to be included in July Board Meeting for Board review.
	07/11/2024	Work Order Update	07.11.24 - Proposal has been received by Carson. Proposal will be reviewed in July Grounds Meeting. Recommendations for the proposal will be provided to the Board for review during August Board Meeting.
	08/12/2024	Work Order Update	08.12.24 - Due to the many areas facing the same issue, board liaison will take this issue back to grounds and get a solution for all impacted areas.
<hr/>			
WO#: 1207993	Status: Open		Progress Code: Request Sent
Unit/Common Area: 1426 Commons Dr		Category: Landscape Request	
Date Created: 05/02/2024	Date Completed:		Vendor: Nepenthe Grounds Committee
Schedule Completion Date:			
Assigned To:		Phone:	Fax:
<hr/>			
Description:	Nepenthe Grounds Committee Requesting that the big bush in front of the window be removed and replaced with something smaller.		
History Items:	Date:	Type:	Description:
	05/02/2024	Other Call	HO came in with service request.
	08/27/2024	Work Order Update	08.27.24 - This work order was tabled at the August Grounds Committee Meeting; to be reviewed during September Grounds Committee Meeting
<hr/>			
WO#: 1205434	Status: Open		Progress Code: Pending Board Decision
Unit/Common Area: 1104 Dunbarton Cir		Category: Landscape Request	
Date Created: 04/22/2024	Date Completed:		Vendor:
Schedule Completion Date:			
Assigned To:		Phone:	Fax:
<hr/>			
Description:	Recently, some ivy was removed from in front of this home, but not all ivy was removed. Owner is requesting the remainder of the ivy be removed, due to not matching the rest of the landscape now and also request to add more plants to file in the bare areas. There are photos attached to show which areas are being referenced		
History Items:	Date:	Type:	Description:
	04/22/2024	Work Order Update	04.22.24 - Received request from owner, forwarding to grounds committee for review and feedback



Work Orders Nepenthe Association

08/27/2024	Work Order Update	08.27.24 - Per August Grounds Committee meeting, proposal has been requested from Carson for this work order	
10/16/2024	Work Order Update	10.16.24 - Carson provided proposal for this work order. Proposal is currently pending board review.	
WO#: 1199255		Status: Open	Progress Code: Pending Board Decision
Unit/Common Area: 1461 University Ave		Category:	Landscape
Date Created: 03/19/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Assigned To:		Phone:	Fax:
Description:	From Resident: "Lawn in my front yard is on a slope and will not grow grass. Please try to put grass in the dirt area."		
History Items:	Date:	Type:	Description:
	03/19/2024	Work Order Update	03.19.24 - This request has been forwarded to the grounds chair/board liaison for next steps.
	03/27/2024	Work Order Update	03.27.24 - Service request has been given to the grounds committee for review and recommendations
	05/14/2024	Work Order Update	05.14.24 - Proposal requested o May 10th per Grounds Committee
	05/24/2024	Work Order Update	05.24.24 - Proposal was requested by Management on May 10th. Once received, it will be reviewed at the following Board Meeting.
	06/19/2024	Bid Provided	06.19.24 - Received proposal from Carson. Proposal to be included in July Board Meeting for Board review.
	07/11/2024	Work Order Update	07.11.24 - Proposal has been received by Carson. Proposal will be reviewed in July Grounds Meeting. Recommendations for the proposal will be provided to the Board for review during August Board Meeting.
	08/12/2024	Work Order Update	08.12.24 - Due to the many areas facing the same issue, board liaison will take this issue back to grounds and get a solution for all impacted areas.
WO#: 1198709		Status: Open	Progress Code: Received
Unit/Common Area: 1012 Dunbarton Cir		Category:	Landscape
Date Created: 03/15/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Assigned To:		Phone:	Fax:



Work Orders Nepenthe Association

Description:	From Resident: "The landscapers removed 3 trees in the area between my home and the home next door. They planted 3 small ground cover size plants; then removed 2; now just 1 small plant remains (pic attached). Prox 3 months ago, I requested to Nirmal to plant a Japanese maple like the one planted and now removed from the front of 1018 dunbarton. I now again request that a Japanese maple be planted near my home"		
History Items:	Date:	Type:	Description:
	03/19/2024	Work Order Update	03.19.24 - This request has been forwarded to the grounds chair/board liaison for next steps.
	03/27/2024	Work Order Update	03.27.24 - Service request has been given to the grounds committee for review and recommendations
	08/27/2024	Work Order Update	08.27.24 - This work order was tabled at the August Grounds Committee Meeting; to be reviewed during the September Grounds Committee Meeting
WO#: 1147579	Status: Open	Progress Code:	Pending Board Decision
Unit/Common Area: 4 Colby Ct		Category:	Landscape
Date Created: 06/21/2023	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Assigned To:	Phone:	Fax:	
Description:	Replace dead lawn around and in front of my home Workorder was closed but we have no reccomendation or detail. H/O wants a status update. This has to wait until further discussion, no ground covers are being approved as of yet----per christina--10/18/2023		
History Items:	Date:	Type:	Description:
	04/01/2024	Work Order Update	04.01.24 - Service request has been forwarded to the grounds committee for zone steward review
	05/14/2024	Work Order Update	05.14.24 - Proposal requested o May 10th per Grounds Committee
	05/24/2024	Work Order Update	05.24.24 - Proposal was requested by Management on May 10th. Once received, it will be reviewed at the following Board Meeting.
	06/14/2024	Other Call	Hi Mary We are waiting for a proposal from grounds committee. Once we receive the proposal it will go for board approval. Thank you. per nicole
	06/19/2024	Bid Provided	06.19.24 - Received proposal from Carson. Proposal to be included in July Board Meeting for Board review.



Work Orders Nepenthe Association

07/10/2024	Work Order Update	07.10.24 - Proposal has been received by Carson. Proposal will be reviewed in July Grounds Meeting. Recommendations for the proposal will be provided to the Board for review during August Board Meeting.
08/12/2024	Work Order Update	08.12.24 - Due to the many areas facing the same issue, board liaison will take this issue back to grounds and get a solution for all impacted areas.

GM Report.docx

11.06.24 Meeting

Phase 2 Patio Inspections: The patio inspection schedule has been updated to complete all remaining patio inspections in November. Please see schedule below:

November 12, 2024:

- Vanderbilt: 1045, 1055, 1065, 1071, 1077, 1083, 1095, 1101, 1107, 1113, 1119, 1125, 1131, 1137, 1143, 1185, 1191, 1197, 1203, 1287, 1293, 1299, 1305, 1311, 1317, 1323, 1329, 1335
- Elmhurst: 101 (Cabana)

November 19, 2024:

- Elmhurst: 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 501, 503, 505, 507, 509, 601, 603, 605, 607, 609, 611, 613, 701, 703, 705, 707, 709, 711, 901, 903
- Vanderbilt: 1207, 1209, 1211, 1213, 1215, 1217, 1219, 1221, 1225, 1227, 1229, 1231, 1233, 1235, 1245, 1251, 1257, 1263, 1269, 1275, 1281

Please have your gates unlocked for the inspections.

Flood Insurance Questions: Neperthe owners are beginning to receive a flood insurance renewal letter requesting payment, please disregard this notice. Every owner receives this renewal notice because each unit is individually listed/covered under the HOA's flood insurance policy. You do **NOT** need to take any action regarding this notice. The Association is working with the insurance company to obtain/approve the new renewal package. If you have any questions or concerns, please reach out to Management.

Master Insurance Clarification: The association's policy now has a deductible of \$100,000 for all property claims. If there is a loss that is less than that amount, the owners need to have coverage in place on their H06 policy to account for the loss. By having this coverage, they can file a claim against their policy and the carrier will pay up to the policy limit. Let's say an owner only has \$50,000 in coverage, if there is a loss that does \$75,000 in damage, the owners policy would only cover up to its policy limit and there would be a shortage of \$25,000 that would need to be paid out of pocket.

If there were a loss that is greater than the \$100,000, the association's CC&R's, section 10.8, states that the owners shall be responsible for paying the deductible. By carrying less than \$100k of property coverage on their individual policy, they would still be responsible for the difference. Therefore, all owners should update their total coverage amount to \$100,000.

Gutter Cleaning: Community wide gutter cleaning has been scheduled beginning on November 11th. Please see tentative schedule below:

Week 1, 11/11 - 11/15: Zones 1 & 2

Week 2, 11/18 – 11/22: Zones 3 & 4

Week 3, 11/25 – 11/27: Zone 5

Week 4, 12/2 – 12/6: Zones 6 & 7

Note: No gutter cleaning will occur on November 28th & 29th in observance of the Thanksgiving Holiday.

Nepenthe Oct 24 Report October 2024 - Google Docs..pdf



Dry Rot and Painting Project

Phase One 2022-2023-2024

Phase Two 2024-2025

Phase Three 2025- 2027

Monthly Project Report For October 2024

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-202

Phase Two 2024-2025

Location: Sacramento, CA



1. Project Overview, Phase #1	2-3
2. Phase #2 Update	3-4
3. Phase #3 Update	4
3. Phase #1 Cost Management	5
4. Phase #2. Cost Management	6
6. Phase #2 Invoice Control	7-9

Scope Management (Change order logs) was moved to separate attachments.

1. Project Overview- October 2024.

1. Phase #1.

Final paint touch-ups are complete.

Cost management for phase #1 is on page 5. These are our final phase #1 costs.

Lessons learned from phase #1,

1. We learned that it is not advisable to do the building inspection too far in advance. The condition of the buildings changes due to expanding dry rot.
2. It is harder to inspect fences than siding and trim. Dry rot can be “hidden” where the fence boards
3. Fences change more due to dry rot—more on that in phase #2.

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-202

Phase Two 2024-2025

Location: Sacramento, CA



2. Phase #2.

CPR, our siding, trim, and fencing contractor, is more than a month ahead of schedule. They are working to see how far ahead they can get before the rainy season. Their updated schedule is attached to this report.

I have been comparing our phase two inspections from April 2023 to the current condition of the buildings. Fencing has seen the most significant change. See phase #2, cost management, on page 6. Fences we might have been able to repair in 2023 now have framing damage and need more extensive repairs. Fences I thought when we did the inspections I thought would need replacement are only needing repairs. will follow this closely and keep the monthly report updated. Cost management for phase two is on page 6 of this report. Invoice control is on pages 7-9. The phase two change order log dated 10/24 will be a separate attachment.

Progressive Painting has started at 1182 Vanderbilt. Depending on the weather, they will start a new building every week in November.

Budgeting: The \$703,635.91 invoiced for siding, trim, and fences is for 59 homes, which is \$11,962.03 for each home. Over eleven weeks, this is \$63,996.90 a week. They are completing 5.3 homes a week. With 152 homes left, it would take 29 weeks for siding, trim, and fence repairs. This will change due to staffing and weather. This is for budgeting only. Please see the attached schedule for scheduling.

Painters have started invoicing \$43,575.00 for the first 21 homes painted \$2,075 per home.

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-202

Phase Two 2024-2025

Location: Sacramento, CA



3. Phase #3.

Now that we have a phase two schedule. We should look at the timeline for phase #3.

I recommend inspections in March/ April of 2025 to develop the scope of work.

I will have a scope of work and a request for proposals for the board to vote on at the June 2025 board meeting.

Contractor job walks in June 2025. With proposals due to Nicole and me by July 15th, 2025. I will have them ready for the board to vote on the contractor(s) for the August 2025 board meeting.

With a phase #3 start date as soon as phase #2 is completed. November of 2025.

We have been getting requests from homeowners concerned about the dry rot damage they see. Suppose there is a high likelihood of water getting in this year. I have been inspecting them and getting estimates for repairs. Then, ask for approval to repair. If they can wait until their repairs are scheduled in phase #3, I will put them on a watch list and look at them in the spring of 2025.

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-202

Phase Two 2024-2025

Location: Sacramento, CA



4. Cost Management- Phase #1.

Total Contract Amount

Contractor Code	Scope	Budget Value (\$)	Change Orders Value (\$)	Permits Value (\$)	Invoiced Value (\$)	Value Paid (\$)	
CPR Construction	Original Contract Siding & Trim	\$669,639.49			\$2,446,143.80 Includes Change Orders Invoiced	\$2,446,143.80	
CPR Construction	Change Orders Siding & Trim		\$1,126,686.05				
CPR Construction	Original Contract Fencing	\$153,218.39					
CPR Construction	Change Orders Fencing		\$496,601.75				
CPR Construction	Total Retention to date	\$244,013.64					
CPR Construction	Total Retention Invoiced	\$244,013.64			Included Above	Included Above	
CPR Construction	Permits			\$16,403.44	Included Above	Included Above	
Progressive Painting	Painting Original Contract	\$306,250.00			\$306,250.00	\$306,250.00	
	TOTAL PAID TO ALL ABOVE				Invoiced Value \$2,752,393.80	Value Paid \$2,752,393.80	

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-202

Phase Two 2024-2025

Location: Sacramento, CA



Cost Management- Phase #2.

Total Contract Amount

Contractor Code	Scope	Budget Value (\$)	Change Orders Value (\$)	Permits Value (\$)	Invoiced Value (\$)	Value Paid (\$)
CPR Construction	Original Contract Siding & Trim	\$1,465,021.00			Includes Change Orders Invoiced \$703,635.91	\$645,871.06
CPR Construction	Change Orders Siding & Trim		\$29,966.11			
CPR Construction	Original Contract Fencing	\$588,599.00				
CPR Construction	Change Orders Fencing		\$77,097.10			
CPR Construction	Total Retention to date	\$49,827.47				
CPR Construction	Total Retention Invoiced	\$20,000.00			Included Above	Included Above
CPR Construction	Permits			\$7,703.68	Included Above	Included Above
Progressive Painting	Painting Original Contract	\$439,900.00			\$43,575.00	\$26,975
	TOTAL PAID TO ALL ABOVE				Invoiced Value \$746,706.90	Value Paid \$672,846.10

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-202

Phase Two 2024-2025

Location: Sacramento, CA



Invoice Control Phase #2.

Contractor	Scope	IN#	Description	Value	Status of Work	Status of Invoice	Status of Payment
CPR Construction	Mobilization	1405	See Details on the invoice	\$205,362.00	Work Started	APPROVED	PAID
CPR Construction	Siding, trim & Fences	1427	See Details on the invoice	\$28,076.49	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim & Fences	1441	See Details on the invoice	\$36,362.01	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim, & Fences Include the first set of permits.	1445	See Details on the invoice	\$96,494.49	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim & Fences	1446	See Details on the invoice	\$50,910.18	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim & Fences	1452	See Details on the invoice	\$49,865.79	COMPLETE	APPROVED	PAID

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-202

Phase Two 2024-2025

Location: Sacramento, CA



Contractor	Scope	IN#	Description	Value	Status of Work	Status of Invoice	Status of Payment
CPR Construction	Siding, trim & Fences Includes 2 round of permits.	1457	See Details on the invoice	\$41,815.12	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim & Fences	1459	See Details on the invoice	\$69,354.89	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim & Fences	1466	See Details on the invoice	\$44,976.34	COMPLETE	APPROVED	PENDING
CPR Construction	Siding, trim & Fences	1473	See Details on the invoice	\$51,988.37	COMPLETE	APPROVED	PAID
Progressive Painting	Paint	#17528	Painting	\$26,975.00	COMPLETE	APPROVED	PENDING
Progressive Painting	Paint	#17530	Painting	\$16,600.00	COMPLETE	APPROVED	PAID

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-202

Phase Two 2024-2025

Location: Sacramento, CA



			TOTAL APPROVED	\$746,706.90			
			TOTAL APPROVED, NOT PAID	\$73,860.80			
			TOTAL PENDING APPROVAL	0			
			TOTAL PAID	\$672,846.10			

End Report.

Nepenthe Phase 2 CO 10 24 24 Log Updated 10.24.24..pdf



12394 Cannon Way
 Grass Valley, CA 95949
 (916) 229-2594
bill@cprecon.com

Date: October 24, 2024 Contact: Nicole Marks
 Property Name: Nepenthe HOA Phase 2 Company: First Service Residential

CHANGE ORDER LOG

COR #	LOCATION	PENDING	DECLINED	APPROVED	NOTES
COR #01	1372 Commons			\$4,621.34	Fence Repairs
COR #02	1366 Commons			\$572.18	Siding and Trim
COR #03	1396 Commons			\$3,925.91	Fence Repairs
COR #04	1312 Vanderbilt			\$214.94	Fence Repairs
COR #05	1318 Vanderbilt			\$1,347.23	Fence Repairs
COR #06	1342 Vanderbilt			\$4,542.75	Fence Repairs
COR #07	1336 Commons			\$1,550.63	Siding and Trim
COR #08	1318 Vanderbilt			\$165.48	Siding and Trim
COR #09	1372 Commons			\$723.51	Siding and Trim
COR #10	1396 Commons			\$911.87	Insulation
COR #11	1260 Vanderbilt			\$3,694.34	Fence Repairs
COR #12	1268, 1276, 1284 and 1296 Vanderbilt			\$969.42	Fence Repairs
COR #13	1212 Vanderbilt			\$3,752.25	Fence Repairs
COR #14	1251/1257 Vanderbilt			\$575.34	Fence Repairs
COR #15	1336/1330 Vanderbilt			\$1,340.05	Fence Repairs
COR #16	1268 Vanderbilt			\$2,246.30	Siding and Trim
COR #17	1276 Vanderbilt			\$400.90	Siding and Trim
COR #18	1284 Vanderbilt			\$352.20	Siding and Trim
COR #19	1292 Vanderbilt			\$381.29	Siding and Trim
COR #20	Multiple Locations			\$4,995.12	Permits
COR #21	1212 Vanderbilt			\$2,055.28	Siding and Trim
COR #22	1248 Vanderbilt			\$238.18	Siding and Trim
COR #23	1218-1236 Vanderbilt		\$5,453.61		Fence Repairs
COR #23 REVISED	1218-1236 Vanderbilt			\$7,326.02	Fence Repairs
COR #24	1218 Vanderbilt			\$394.19	Siding and Trim

COR #25	1224 Vanderbilt			\$805.63	Siding and Trim
COR #26	1230 Vanderbilt			\$2,181.95	Siding and Trim
COR #27	1236 Vanderbilt			\$2,804.46	Siding and Trim
COR #28	1106 and 1112 Vanderbilt			\$204.23	Fence Repairs
COR #29	1146, 1152, 1158, 1164, 1170 and 1176 Vanderbilt			\$14,088.93	Fence Repairs
COR #30	1260 Vanderbilt			\$354.07	Siding and Trim
COR #31	1230-1236 Vanderbilt			\$2,068.15	Siding and Trim
COR #32	1130 Vanderbilt			\$576.42	Siding and Trim
COR #33	1118-1136 Vanderbilt			\$6,343.68	Fence Repairs
COR #34	1115 Commons			\$485.69	Siding and Trim
COR #35	Multiple Locations			\$2,708.56	Permits
COR #36	1115 Commons Supplemental			\$733.79	Siding and Trim
COR #37	1106 Vanderbilt			\$560.33	Siding and Trim
COR #38	1112 Vanderbilt			\$599.97	Siding and Trim
COR #39	1066 Vanderbilt			\$1,748.58	Fence Repairs
COR #40 REVISED	1016 Vanderbilt			\$106.73	Fence Repairs
COR #41	1056/1046 Vanderbilt			\$2,401.19	Fence Repairs
COR #42	1005 Vanderbilt			\$7,848.36	Fence Repairs
COR #43	1025 Vanderbilt			\$6,567.86	Fence Repairs
COR #44	1056 Vanderbilt			\$734.22	Fence Repairs
COR #45	1056 Vanderbilt			\$1,126.22	Siding and Trim
COR #46	1036 & 1006 Vanderbilt			-\$17.28	Fence Repairs
COR #47	1015 Vanderbilt			\$845.90	Siding and Trim
COR #48	1025 Vanderbilt			\$957.50	Siding and Trim
COR #49	1016 Vanderbilt			\$503.27	Siding and Trim
COR #50	1066 Vanderbilt			\$527.00	Siding and Trim
COR #51	1006 Vanderbilt			\$641.17	Siding and Trim
COR #52	106 Elmhurst			\$371.81	Siding and Trim
COR #53	2315 Swarthmore			\$1,722.82	Siding and Trim
COR #54	108 Elmhurst			\$855.24	Siding and Trim

COR #55	1025 Vanderbilt Rear Patio			\$3,066.26	Fence Repairs
COR #56	100 Elmhurst			\$7,085.81	Fence Repairs
COR #57 CREDIT	102 Elmhurst			-\$2,391.81	Fence Repairs
COR #58	104 Elmhurst			\$1,317.80	Fence Repairs
COR #59	106 Elmhurst	\$312.60			Fence Repairs
COR #60 CREDIT	108 Elmhurst			-\$3,093.36	Fence Repairs
COR #61 CREDIT	200 Elmhurst			-\$1,223.69	Fence Repairs
COR #62	1006 Vanderbilt			\$1,252.71	Siding and Trim
COR #63	204 Elmhurst	\$2,994.48			Fence Repairs
COR #64	1236 Vanderbilt	\$317.99			Fence Repairs
COR #65	100 Elmhurst	\$598.00			Siding and Trim
COR #66	102 Elmhurst	\$346.95			Siding and Trim
COR #67	202 Elmhurst	\$1,324.86			Siding and Trim
COR #68	108 Elmhurst	\$346.95			Siding and Trim
COR #69	106 Elmhurst	\$943.95			Siding and Trim
TOTALS		\$7,185.78	\$5,453.61	\$114,766.89	
TOTAL ORIGINAL CONTRACT AMOUNT				\$2,053,620.00	
TOTAL ADJUSTED CONTRACT AMOUNT				\$2,168,386.89	

APPROVED FENCE AND SIDING AND TRIM

Fence C/O's	\$77,097.10
Siding and Trim C/O's	\$29,966.11
Permits	\$7,703.68
Grand Total Repairs	\$2,168,386.89

2024-10-03 ARC Minutes.docx

NEPENTHE ARCHITECTURAL REVIEW COMMITTEE MINUTES
Thursday, October 3, 2024
3:00 P.M.

The October 3, 2024, Thursday, 3:00 pm meeting was canceled because of lack of business, leading to this month's business being conducted via email only.

Members participating: Alan Watters, chairperson; Allen Davenport; Paul Serafimidis.

Also copied: Brian Coates, Board Liaison.

A. Introductions.

B.1. Homeowner requests not voted on:

1. **2274 Swarthmore Drive** – Overhead Trellis. Requested for this 2000 model is the construction of an overhead trellis. The contractor is to be The Hard Part Tile & Repair, of Elk Grove. A City permit is required. Further description and detail about the design of the trellis has been requested.

B.2. Homeowner Requests Recommended to be Approved: (With conditions if so noted; with all votes unanimous unless otherwise noted.)

Board Action Requested. Special consideration is necessary for B.2.3 because, its being the first of its type, the ARC has not yet been authorized to recommend full approval.

1. The ARC voted to urge the Board to approve the Tesla Powerwall component of this application, after the Board approved the rest of the application at its last Board meeting, in September. (The B.2.3 application summary and Addendum A are carried over from September's Minutes.) Please see Addendum B for a summary of information and opinions obtained in the last month.
2. The ARC asks the Board to authorize it to in future recommend approval of such high-capacity storage batteries that would be part of a solar energy system, and to make any concomitant and necessary changes to the guiding Solar Energy Systems legal document.
3. The ARC wants the Board to know that it is seeking to establish that the original approval of this document was signed by the Board secretary (because the working copy is unsigned). The General Manager was first emailed about this matter on September 6, 2024.

*

2. **307 Dunbarton Circle** – Skylight replacement. Requested on an emergency basis for this 2200 model is the replacement of a very old, leaking skylight with one of the same size; installed will be one Velux dual-pane, low-E, Fixed

Curb Mount skylight model FCM 2222 0004 of size 22.5" x 22.5".
<https://www.solarskylights.com/velux-22-1-2-in-x-22-1-2-in-fixed-curb-mount-s skylight-fcm-2222/?srsltid=AfmBOorHLSDVfoL8YPSBahxpS8hrAgxYseZs9BjxmeO6L-9WWotu4HPp>

This location is in the roof over the sink in the master bathroom, as indicated on the floor plan attached. The contractor is to be Snook Skylights, who has installed all the skylights approved in Nepenthe in the last several years. Voting was conducted by email with all committee members voting yes by October 9, 2024. **Approval recommended with Conditions: 1. Nepenthe's Roof Penetration policy will apply: the homeowner will assume responsibility for any water intrusion through the roof in the area of this skylight installation; and 2. A copy of the finalized City Building permit is to be submitted to the Nepenthe Office.**

3. **302 Elmhurst Circle** – Solar Energy System Requested for this 5500A model is the installation of a solar-powered, photovoltaic energy system but with the addition of a battery to store the electricity, a Tesla Powerwall 3 battery. When Nepenthe began approving these solar energy systems in 2018, the systems did not store the electricity generated but transferred excess electricity to the electric utility. It is believed that this would be the first such system in Nepenthe with a large-capacity lithium-ion battery. The Board has authorized the Committee to approve only the earlier systems without a battery; therefore, the Committee will not be voting and making a recommendation on the battery portion of this application.

The contractor is to be Illumine-i Electrical Engineering Consultants, of Austin, TX, the first installation by this contractor. The system shall have 16 REC SOLAR REC420AA PURE-R (420W) modules (PV panels) mounted on the sloped shed roof of the garage. No conduit nor wiring is to be mounted on the exterior, but rather will be run on the interior of the garage. There are three components that are to be mounted on the exterior of the garage: an A.C. disconnect, a new electric meter, and a rapid shut-down switch. And, as mentioned previously, a Tesla Powerwall 3 storage battery is to be mounted inside the garage. It will have a special heat-detection sensor mounted above it on the interior garage wall. This sensor will sound within the garage and within the house, as it is to be connected to the smoke alarm inside the house. Please see Addendum A for a detailed discussion of these matters.

Voting was conducted by email with all committee members voting yes by September 22, 2024: the ARC recommends approval of all components of the system except the battery as this committee has not authorization to approve the battery. We recommend that the Board ensure that the homeowner has the appropriate insurance in place, and that the Board give a conditional approval with the proviso that a signed copy of the approved city permit must be submitted to the HOA prior to the start of construction.

B.2.A. Homeowner Requests Approved via Emergency Approvals:

4. **710 Dunbarton Circle** – Emergency replacement of the HVAC system is requested for this 5500A model. Installed with be a Trane 2-stage split-installation heat pump and air handler, along with the replacement of other system components. The outdoor heat pump compressor is to remain in the same location. The refrigerant line set piping is to be reused, so no new piping, nor wiring, will need to be installed on top of the exterior siding. The contractor is to be Jaguar Heating & Air, Inc. A City permit is required. Voting was conducted via email with all committee members voting yes on October 24, 2024. Installation was scheduled for October 29. **Approval recommended with Condition: that after installation and the City inspection are completed, a copy of the finalized sign off be submitted to the Nepenthe office.**

5. **1330 Vanderbilt Way** – Emergency replacement of the HVAC system is requested for this 5000A model. Installed with be a 3.5-ton, 14-SEER 2-stage split-installation heat pump and air handler, along with the other system components. The outdoor heat pump compressor is to remain in the same location. The refrigerant line set piping is to be reused, so no new piping, nor wiring, will need to be installed on top of the exterior siding. The contractor is to be Thomas and Sons Heating and Air. A City permit is required. Voting was conducted via email with all committee members voting yes on October 26, 2024. **Approval recommended with Condition: that after installation and the City inspection are completed, a copy of the finalized sign off be submitted to the Nepenthe office.**

B.2.B. Homeowner Requests Not Recommended for Approval: none.

C. Old Business: None.

D. New Business: None.

E. Estoppel Inspections: A number of inspections were performed by Committee members.

F. Notices of Completion: Some signed.

Respectfully submitted, Alan Watters

Addendum A: Discussion of 302 Elmhurst application

Background:

In September, 2018, Nepenthe had its attorney draw up the “Solar Energy System Installation” agreement in response to the rise of the solar photo voltaic, electricity-generating panels technology and the requests for installation by Nepenthe homeowners. The way the systems worked at that time was that any excess electricity generated that would not be used by the home would be immediately routed to the electric utility.

Now, a recent advance in technology is the creation of lithium-ion storage batteries that would save electricity made by the solar panels for eventual use in the home. To our knowledge, Nepenthe has not as yet approved any solar panels installations using these batteries, so this application would be the first.

The Nepenthe Board, thus, has not specifically authorized the Architectural Review Committee to recommend approval of such batteries, so the Committee will not be making a recommendation for approval of the Tesla Powerwall 3 battery portion of this application.

Safety and risks of battery fire:

Assessing any risks of fire from the Powerwall 3 battery overheating is beyond the expertise of this Committee. Such risk would seem miniscule. Yet it comes to mind as Tesla battery fires tend to undue publicity. Guarding against such a possibility, this installation is to include a heat detector monitor that will be mounted on a wall high above the battery in the interior of the garage: when triggered it sounds an audible alarm, and it will be electrically connected to a smoke alarm within the house so that when triggered, this indoor smoke alarm will also sound to alert the homeowner. The Board may want to recommend that the HOA’s insurance agents and attorney offer opinions.

Timing of installation:

Three exterior hardware components are planned to be installed on the exterior of the garage, but their electrical connections will be entirely within the wall and not mounted on top of the siding. This house is to undergo siding maintenance around December 9. At least one siding panel on the garage, the one housing the original electric meter and circuit breaker, has been marked for replacement. Thus, the ARC has pointed out to the homeowners that if they can wait until after the siding is replaced and painted, they will not have to bear any cost associated with removing the hardware from the siding before replacement.

Bush alteration:

The possible alteration of a common-area bush in front of the existing circuit breaker and electric meter on the side of the garage to facilitate installing new hardware will need the input from the Grounds Committee and possible coordination with management. The Grounds chair has already been notified.

Timeline for meeting requirements:

When the Board approves the application, the Secretary for the Association will sign the legal agreement, etc., on p. 5. The ARC chair is also to sign where indicated.

After the Board approves the application, 14 days later the homeowner will submit proof of their personal insurance liability per the legal agreement requirement.

After the Board approves the application, the city can issue a permit, a copy of which is to be submitted to the Nepenthe office before any installation can start.

After the entire installation and City inspection are completed, a copy of the finalized permit should be submitted to the Nepenthe office.

ADDENDUM B: Discussion of 302 Elmhurst application storage battery.

Created October 21, 2024

At its meeting on October 2, 2024, the Board approved this application except for the storage battery. Since this Board meeting on October 2, 2024, further questions have been asked and information about the proposed Tesla Powerwall 3 has been received.

1. Opinion from Nepenthe's attorney relayed via email from General Manager Nicole Marks on October 10:

"I did confirm with the Association's general counsel [Darren Bevan] that he does not foresee any issues in approval of this Powerwall battery. He stated that these batteries still go through review from the city and building departments, as long as they are approved properly by the city, he does not see any issues in the Association approving them."

2. And in a further shared opinion relayed via email from General Manager Nicole Marks on October 15:

"I just spoke to the Association's General Counsel, Darren Bevan, and he recommends **full approval of this application**. He believes the liability risk to the Association is higher if the Association denies this application, he states the Association has no right to deny it. "

3. ARC chair Alan Watters conferred with Nepenthe Construction Manager Paul Reeves about the proposed storage battery and its placement. Mr. Reeves had no problem with it, pointing out that the City building department has rules and will be overseeing the installation via the permit process.
4. ARC chair Alan Watters asked the City building department about the storage battery and received the following emailed reply from Jason Queener:

"Tesla Powerwall and all other Energy storage systems must be listed and tested to UL9540A standards. This standard means they are safe to install in garages that are finished with sheetrock. They can be on any wall in the garage but must be 3ft from the door that enters the dwelling unit's habitable space. I assure you they do meet the CRC, CEC, and CFC building code requirements. Tesla among other installers prefers them in a garage as they are out of the sun, and it may prolong the life of the batteries. It is also sometimes the only place to install them as on the exterior they must be 3 feet from windows and doors that enter or exit a habitable space, and they must be 3 feet from the property lines and or any other obstacles. "

Sincerely,

Jason Queener

Electrical Plan Review

Phone: (916) 597-7653

[Building Division Website](#)

Solar-Energy-appl-form_September-2018.pdf

SOLAR ENERGY SYSTEM INSTALLATION

I. Statement of Purpose

A. These Rules apply to Owners in the Nepenthe Association (“Association”) who want to exercise their rights pursuant to California Civil Code Section 714, and Civil Code Section 714.1, as modified January 1, 2018, or any comparable successor statutes, to install a rooftop solar energy system for their Lot within the Association’s common interest development (the "Development"), either on the roof of the Owner’s residence dwelling, the roof of the Owner’s garage, or both. A solar energy system may include, and is not limited to, a solar water-heating system and/or a solar electric generating system.

B. The purpose of these Rules is to provide procedures and requirements for Owners who wish to install a rooftop solar energy system for their Lot’s household purposes in conformance with Civil Code Sections 714.1, or any comparable successor statutes.

II. Application Process

Owners wanting to install rooftop solar energy systems for their Lot’s household purposes must obtain approval from the Board prior to any such installation in accordance with the Association’s CC&R provisions and rules regarding architectural improvement requests. Upon approval being granted, the Owners must sign the agreement attached hereto as Exhibit A, as modified from time to time, or a substantially similar agreement approved by the Board.

In order to obtain the above-referenced approval, the requesting Owner must first submit the required application to the Association’s Architectural Review Committee. The application must include the application form, attached hereto as Exhibit B, as modified from time to time or a substantially similar form approved by the Board. In addition the following must also be included with the application.

A. Plans, including elevation drawings or appended photo renderings depicting the installation of peripheral equipment if being installed on the exterior of the residence, specifications confirming the specific solar energy system proposed for installation, and the proposed location for the installation of the solar energy system (such as, where the solar panels will be located, path for any conduit required and where the generating equipment will be located).

1. Plans for the solar energy system shall include a site plan, structural views, uplift calculations, three-line diagram, and details including product information and specification sheets for solar panels, inverter, disconnects and meters. Elevation drawings, or appended proportional photo renderings, depicting the installation of peripheral equipment if on the

exterior of the residence shall be included with the plans and application as further example of information required.

B. The proposed energy system installer's name, contact information, and contractor's license number, and a certificate of insurance showing the installer maintains insurance for the following: (a) general liability of a minimum of one million dollars (\$1,000,000) per loss, and (b) for workers' compensation as required by law; and

C. the Owner's acknowledgment of the terms of the application by signing the above-referenced application agreement (Exhibit A).

The Architectural Review Committee shall then review the Owner's application and make its recommendation on approval or disapproval of the application to the Board, and the Board shall send a written response to the requesting Owner approving or denying the request within fortyfive (45) days of receipt by the manager of the submitted application. If the Board fails to deny the application within forty-five (45) days of submission, the application is deemed approved, unless approval or denial is delayed as a result of a reasonable request for additional information (Civil Code Section 714(e)(2)(A) and (B)).

III. Rules for Approval of Solar Energy Systems Installations

A. These rules adopt the Architectural Review Committee Guidelines, Section 24, Solar Energy Roof Panels, which apply to all solar energy system roof panels and provide the following:

1. Owners are requested to please meet with the Architectural Review Committee before developing plans or submitting an application for approval.
2. Installation of the solar energy system(s) must be installed by a registered contractor as determined by the California Solar Energy Industries Association and the California Energy Commission.
3. Solar water-heating systems must be of dull black, non-reflective material, including all piping, brackets, fittings, clamps, etc. The piping into the roof shall be immediately adjacent to the manifold. The Owner is to maintain the installation in a uniform black appearance. Specific justification for a panel area greater than 120 square feet shall be provided in accordance with Section II, Application Process above.
4. Solar electric generating systems must meet these requirements:
 - a. The peripheral equipment, including any conduit, inverter, etc., associated with the installation of roof panels shall be located in an area that will

minimize the visual and aesthetic impact on the community. The first locations to be considered for peripheral equipment shall be the interior walls of the garage. If the interior wall of the garage is technically unfeasible, inside the patio fence line should be the next consideration.

- b. Supports for the solar panels shall not impose a dead weight concentrated load exceeding 150 lbs. anywhere on the supporting roof.
- c. Continuous supports for the solar panels shall not impose a dead load exceeding 75 lbs. per ft. on the supporting roof.
- d. Continuous supports for the solar panels that are installed perpendicular to the roof slope shall have a drainage gap at 10 ft. maximum.
- e. A building permit shall be secured prior to commencement of the installation of an approved solar energy system. The Owner or the solar energy system contractor shall submit an application for a permit to the City Building Department for the installation of the solar energy system and provide evidence of the approved permit to the Association, prior to commencement of the installation of the approved system. Any change to the system design or location of panels or peripheral equipment will require resubmission of the application (Exhibit B) and new approval by the Board.
- f. Utility company (SMUD) approval of proposed location of peripheral equipment with respect to existing electrical panel and energy supply is required. The Owner of the solar energy system or contractor shall submit an application to SMUD for the installation of the solar energy system and provide evidence of the approved application to the Architectural Review Committee, prior to commencement of the installation of the approved solar energy system. Any change to the system design, location of panels or peripheral equipment required by SMUD will also require resubmission of the application (Exhibit B) and new approval by the Board.

5. Owner's Responsibilities for Rooftop Solar Energy Systems

- a. The Owner shall be aware that penetrations of the roofing for the new solar panel installation or re-installation compromises the warranty for the roofing and the Owner will be responsible for the cost of any damage to the building's structure and interior due to water leakage caused by said penetrations.

- b. The Owner will be responsible for additional costs related to the removal and replacement of the solar panel system that will be incurred for future roofing replacements or repairs and inoperable systems must either be fixed or removed from the property (at the owner's expense) within one (1) year of becoming inoperable.
 - c. The Owner will be responsible for additional costs related to the removal of rooftop debris, whether during regular rooftop cleaning by the Association or for special cleaning required to clear debris that has collected under or around panels.
- B. Solar energy system installations are limited to those systems approved by the Board, and any installations in the common area will not be approved.
- C. Owners may install solar energy systems only upon approval by the Board of Directors.
- D. Installation of solar energy systems must meet all applicable health and safety standards imposed by the State of California and local permitting authorities.
- E. Owners may not cut, trim, remove, or take any action regarding any tree within the Association's common area for the solar energy system installation.
- F. Owners must maintain liability insurance on their Lot and Residence and provide evidence of the insurance to the Association within fourteen days of the Association's approval of the application and annually thereafter.
- G. Owners must (1) reimburse the Association for any additional costs the Association may incur in maintaining, repairing, replacing or restoring the components of Owner's Lot or Residence upon which the solar energy system is installed, including the roof of the building upon which the solar system is installed, and if necessary the removal and replacement of the solar energy system for purposes of performing these activities, and restoring the components to their original condition after removal; (2) be responsible for the costs for the maintenance, repair, and replacement of the solar energy system until the system has been removed; (3) hold the Association harmless for any damage that arises as a result of the installation and continuing presence of the solar energy system, and/or removal of the system and/or its re-installation; and (4) bear any additional insurance costs that the Association incurs arising from the installation and continuing presence of the solar energy system.
- H. Owners must indemnify, defend, hold harmless, and reimburse the Association or its members for loss or damage caused by the installation, maintenance, replacement, removal or use of the solar energy system, including but not limited to restoration of the components of Owner's Lot or Residence upon which the solar system is installed, including the roof of the building upon

This Agreement Affecting Real Property (the “Agreement”) is entered into between Nepenthe Association, a California nonprofit mutual benefit corporation (the “Association”), and _____ (“Owner”).

A. Owner is the owner of that certain property located in Sacramento County, California, commonly known as _____, Sacramento, CA (the “Home”) and with the following legal description:

[Insert legal description]

B. The Home is a part of the community development located in Sacramento County, California commonly known as Nepenthe Association (the “Development”), and as such is subject to the Third Amended and Restated CC&Rs of Covenants, Conditions & Restrictions of Nepenthe Association, recorded on October 14, 2015, at Book 20151014, Page 0349, in the official records of Sacramento County, California (the “Declaration”), and any successor amended and/or restated CC&Rs.

C. The Association is the owners’ association formed to manage the Development in accordance with the provisions of the Declaration.

D. Section 4.1(a) of the Declaration requires owners to obtain approval from the Association prior to making any addition to or alteration of their Lots, Residences or the Development.

E. Civil Code Section 714.1 provides that the Association may impose reasonable restrictions on the Owners’ installation of solar energy systems, which (a) provide for the maintenance, repair, or replacement of roofs or other building components, and (b) require installers of solar energy systems to indemnify or reimburse the association or its members for loss or damage caused by the installation, maintenance, or use of the solar energy system.

F. Owner wishes to install a solar energy system for Owner’s household purposes for Owner’s Home on the roof of Owner’s Home (residence and/or garage). Owner’s plans and specifications call for the solar energy system to be physically installed on the roof(s). Because installed solar energy systems might compromise the integrity of the waterproof barrier of the roof and adjacent components and buildings, and might lead to other maintenance problems, including, without limitation, increased costs, the installed solar energy system will be approved only if the requesting Owner agrees to the following: (1) reimburse the Association for any additional costs the Association may incur in maintaining, repairing, replacing or restoring the components of the Owner’s Residence and garage, and the roofs thereon, and adjacent components or buildings, and if necessary the removal and replacement of the solar energy system for purposes of performing these activities, and restoring the components and buildings to their original condition after removal; (2) be responsible for the costs for the maintenance, repair, and replacement of solar energy system until it has been removed; (3) hold the Association harmless for any damage that

arises as a result of the installation and continuing presence of the solar energy system, and/or removal of the system and/or its re-installation; and (4) bear any additional insurance costs that the Association incurs arising from the installation and continuing presence of the solar energy system;

G. Owner recognizes, acknowledges, and understands that an attached solar energy system might compromise the integrity of the roof of the Residence or garage upon which the solar system is installed, and the adjacent components and buildings, and might lead to other maintenance problems, including, without limitation, increased costs. In return for obtaining approval from the Association to install an attached solar energy system, Owner is willing to do the following: (1) reimburse the Association for any additional costs the Association may incur in maintaining, repairing, and replacing components of the Owner's Residence and garage, and the roofs thereon, and adjacent components and other buildings, and if necessary the removal and replacement of the solar energy system for purposes of performing the maintenance activities, and if not replaced then restoring the components and common area to their original condition after removal; (2) hold the Association harmless for any damage that arises as a result of the installation of the solar energy system, and/or removal of the system and/or its re-installation; and (3) bear any additional insurance costs that the Association incurs arising from the installation of the solar energy system.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other valuable consideration, receipt of which is hereby acknowledged, the Association and Owner hereby agree as follows:

1. Approval of Owner's Application for Architectural Approval Request for Solar Energy System Installation. The Association hereby approves the Owner's architectural request for the installation of the solar energy system.

2. Payment of Costs. Owner agrees to (1) reimburse the Association for any additional costs the Association may incur in maintaining, repairing, replacing or restoring the components of the Owner's Residence and garage and the buildings upon which the solar system is installed, the roof of the building upon which the solar system is installed, removal of rooftop debris, and if necessary the removal and replacement of the solar energy system for purposes of performing these activities, and restoring the components and buildings to their original condition after removal, (2) be responsible for the costs for the maintenance, repair, and replacement of solar energy system until it has been removed, (3) hold the Association harmless for any damage that arises as a result of the installation and continuing presence of the solar energy system, and/or removal of the system and/or its re-installation; and (4) bear any additional insurance costs that the Association incurs arising from the installation and continuing presence of the solar energy system.

Owner agrees to bear and pay any additional insurance costs that the Association incurs arising from the installation and continuing presence of the solar energy system.

Owner shall reimburse the Association for any such additional costs within thirty (30) days following written request thereof, and if not paid within such period, any such amounts shall be, and shall be treated as, a Special Individual Assessment. Nothing herein shall be interpreted or construed as requiring the Association to reinstall the solar energy system if the Association causes it to be removed during its activities, and the Association shall not be liable in any way to Owner or anyone else for any damage that might occur to the solar energy system during such activities, except for such damage that arises out of the sole gross negligence of the Association.

3. Trees. Owner may not cut, trim, remove, or take any action regarding any tree within the Association's common area.

4. Permits. Owner shall be solely responsible for obtaining all necessary government building permits prior to commencing installation of the solar energy system and shall provide all necessary government building permits to the Association prior to commencing installation of the solar energy system.

5. Release. Owner, for itself and its agents, successors and assigns, hereby releases and agrees to hold harmless the Association and the members of its board of directors and their agents, employees, members and independent contractors, from any and all liabilities, claims, demands, causes of actions, or other expenses in any way arising from, connected with or related to the installation, continuing presence and/or removal of the solar energy system and/or its reinstallation. In doing so, Owner waives, and understands and acknowledges the significance and consequences of waiving, the provisions of California Civil Code Section 1542, which provides:

A general release does not extend to the claims which the creditor does not know or suspect to exist in his or her favor at the time of executing this release, which if known by him or her must have materially affected his or her settlement with the debtor.

6. Indemnification. Owner agrees to indemnify, hold harmless, and defend the Association from, any liabilities, claims, demands, or causes of action against the Association and any other expenses incurred by the Association, which arise from or are related to the installation, continuing presence and/or removal of the solar energy system, including but not limited to restoration of the common area in the event of removal of the solar energy system and regardless of whether the company that installs the solar energy system goes out of business, lacks insurance, or becomes bankrupt.

7. Owner's Contractor's Insurance, Bonds and County Building Permits. Owner shall provide to the Association a certificate of insurance covering the contractor installing the solar energy system showing proof of insurance for the following: (a) general liability of a minimum of one million dollars (\$1,000,000) per loss, and the certificate shall name the Association as "additional insured"; and (b) for workers' compensation as required by law. Owner shall provide the certificates to the

Association before installation of the solar energy system and the insurance must cover the duration of the contract for installation.

Owner shall provide to the Association proof of the contractors' bond at the Association's discretion.

Owner shall provide to the Association copies of all necessary government building permits prior to commencing installation of the solar energy system, and copies of all signed government building inspection certifications upon completion of installation of the solar energy system.

8. Owner's Insurance. Owner shall provide to the Association a certificate of insurance covering the solar system installation, including but not limited to the Owner's unit, for at least one million dollars (\$1,000,000) in casualty and property damage, and at least one million dollars (\$1,000,000) in liability for property damage and personal injury. Owner shall provide the certificate upon signing this Agreement and annually thereafter.

9. Legal and Recordation Fees. Owner agrees to reimburse the Association for its legal and county recorder's fees to prepare and record this Agreement.

10. Assumption of Responsibility. Owner hereby assumes responsibility for any damages, liabilities, claims demands, or causes of action and any other expenses which arise from or are related to the installation, continuing presence and removal of the solar energy system.

11. Attorneys' Fees. In the event a dispute arises under or is related to this Agreement, and whether or not a lawsuit is filed or commenced, the prevailing party shall be entitled to all fees and costs, including attorneys' fees.

12. Complete Agreement and Modification. This Agreement represents the complete and total understanding of the parties with respect to the solar energy system proposed. With the exception of the Association's governing documents, any prior correspondence, memoranda, or agreements are replaced in total by this Agreement. No modification of this Agreement shall be made or effective unless and until such modification is executed by the Association and Owner, or their successors, or assigns, and recorded in the official records of Sacramento County, California. The recitals are hereby incorporated into and made a part of this Agreement.

13. Covenant Running with Property / Notice to Prospective Buyers. This Agreement shall run with the land and shall be binding on all parties having or acquiring any right, title, or interest in the Home, or any part thereof, and their heirs, successors and assigns.

Owner shall disclose to any prospective buyer of Owner's Lot the existence of the solar energy system, this Agreement and the related responsibilities of the Owner as stated herein.

14. Legal Counsel; Ambiguities. Each party acknowledges that it has had the opportunity to have this Agreement reviewed by legal counsel prior to executing the Agreement, and no presumption or rule that ambiguities shall be construed against the drafting party shall apply to the interpretation or enforcement of this Agreement.

15. Definition of Terms and Severability. Except as expressly provided herein to the contrary, all terms used in this Agreement which are defined in the Declaration shall have the same meaning as in the Declaration. Invalidation of any provision contained in this Agreement by judgment, court

order, or otherwise, shall in no way affect any other provision contained herein, or in the Declaration, which shall remain in full force and effect.

16. Headings. The headings contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement.

17. Effective Date. This Agreement has been executed to be effective upon its recordation in the official records of Sacramento County, California.

Dated: _____

Dated: _____

Nepenthe Association

By Owner(s):

By President: _____
(sign name)

(sign name)

(print name)

(print name)

EXHIBIT B

NEPENTHE ASSOCIATION

APPLICATION FOR ARCHITECTURAL APPROVAL REQUEST

SOLAR ENERGY SYSTEM

Name _____

Lot Address _____

U.S. Mailing Address _____

Home Phone _____ **Work Phone** _____

Email _____

1. Applicant must submit this form and the following.
 - a. Plans as required under the CC&Rs for Solar Energy System Installations
 - b. Copy of the licensed contractor's certificate of insurance.
 - c. SMUD Approval (prior to commencement of work)
 - d. Approved Permit (prior to commencement of work)
2. Processing of this application may take up to forty-five (45) days. You may not begin work until the request is approved by the Board.
3. The purpose of this application is to provide compatibility and harmony in construction throughout the community and to minimize Association expense when maintaining the exterior of the home.
4. Approved requests will be valid for 12 months from the date of approval.
5. Any changes to the plans submitted as part of this application requires the applicant to submit a revised application which must be approved by the Board.

Proposed Start Date _____ **Proposed Completion Date** _____

Building Permit Required? ___ Yes ___ No

Guarantee/Warranty

Terms _____

General Description of Proposed Work (Attach additional sheets if necessary):

(Attach plans, specifications, pictures, brochure, etc.)

I hereby request authorization to make the above noted modification or addition to my residence. I understand and agree to the following, if the request is approved:

- a. All proposed changes must conform to building codes, if applicable.
- b. Owner accepts complete responsibility for painting, upkeep and maintenance of said improvements, including any necessary repairs to the exterior of the building as a result of said installation, hereafter.
- c. If applicable, owner may be required to obtain a building permit for this architectural modification.
- d. If applicable, owner will submit a copy City/County final inspection approval to the Association.
- e. Maintenance Responsibility Agreement may be required for certain modifications.
- f. Owner will assume all responsibility for any damage that occurs to the building, or other structures in connection with this architectural change.
- g. Owner acknowledges that the Owner must sign an agreement regarding the solar energy system that will be recorded with the county recorder.

Applicant Signature

Date: _____

Architectural Review Committee Action: Approved Denied

Comments: _____

Architectural Review Committee Chair
(Signature)

Date: _____

(Printed Name)

October 2024 Outreach committee minutes.pdf

Nepenthe Outreach Committee Minutes
October 9, 2024
4:00 PM
Nepenthe Clubhouse

Present:

Marcy Best, Chair
Pat Furukawa, Treasurer
Bonnie Jacobson, Secretary
Gerry Gelfin
Tonae Hasik
Lora Slevin
Joan Barrett
Ann Bennett
Yvonne Del Biaggio

Not Present:

Theresa McCrackin
Cheryl Nelson
Bill White
Jan Beale
Carol Duke

Guest: Kathryn Schmid

Old Business:

Artisan Craft fair (10/5) Recap—All agreed it was a great success. Gerry volunteered to contact vendors and coordinate a craft fair committee to plan for next year's event. We discussed that an annual date in October or November is best.

Clarisonix (9/23) Recap-- Tonae reported that 65 people attended the concert and it was very well received.

Halloween (Trunk or Treat), 10/26, 2:00-5:00 PM—Bonnie reported that the planning committee met on 9/16 and will meet again on 10/14. A bin has been placed in the office to collect candy. Neighbors will be asked to help bag candy at noon on Saturday, 10/19 at the clubhouse.

New Business:

Holiday Party—Marcy, Gerry and Ann will co-chair the planning committee. Bonnie provided them with copies of the Holiday Party 2023 recap event notes.

Meeting was adjourned at 4:55 PM

Respectfully submitted,

Bonnie Jacobson, Secretary

Request for Board Action

There is no request for board action at this time.

Next Outreach Committee meeting will be Wednesday, 11/13/24 at 4:00 PM at the Nepenthe Clubhouse.

ILS Committee Meeting minutes 10-14-2024.pdf

ILS Committee Meeting Minutes

Page 1

Date: October 14, 2024
Time: 5:45 p.m.
Attendees: Jackie Grebitus, Chair-person
Leslie Arnal, Member
Ricardo Pineda, Member
Pam Dimaggio, Member
John Baker, Guest

1. Fire and Hazard Insurance: Jackie reported to the committee that our previous fire and hazard insurance carrier, Farmers, dropped Nepenthe. Nepenthe's insurance broker Russo solicited bids from 31 companies, most of which would not insure or could not complete with the quote that Nepenthe did receive from Great American Risk Solutions. There is no "admitted carrier" that will underwrite insurance for Nepenthe. GARS quoted \$690,000 premium for fire and hazard insurance compared to \$220,000 with Farmers. The quote includes a \$100,000 deductible per incident, which would be passed on to the owner(s) involved in the incident. Next lowest bid that the broker received was \$1,200,000. The board approved the policy in executive session and the policy has been purchased. The increase in the premium relates to the "property" part of the insurance as opposed to general liability and other aspects of the insurance. The premium increase will be approximately \$70 per month per unit.
2. Flood Insurance: Notwithstanding the increase in the fire and hazard insurance premium, the committee continues to recommend that the HOA purchase flood insurance through the NFIP (National Flood Insurance Program). The Corp of Engineers is working to address erosion potential due to the fact that this is a pinch point. The Corp of Engineers has designed the levee to accommodate a 160,000 cubic feet per second flow. Currently, this is referred to as a 200 year event, which is defined as an event that has a half a percent chance of occurring in any given year. The United States Geological Survey similarly defines a 100 year flood in terms of probability: such a flood has a 1 percent chance of being met or exceeding in any given year. Their material states that during the span of a 30 year mortgage, a home in a 100 year floodplain has a 26 percent chance of experiencing a flood that meets or exceeds the 100 year flood criteria. See attached USGS material. Ricardo Pineda has calculated that there is a 14% chance of meeting or exceeding 160,000 cubic feet per second flow in the life of 30 year loan. The problem is the chance of experiencing such a flood can occur at any time - a week from now or 35 years from now, but there is a higher chance than you think of experiencing such an event over the course of a mortgage based on probabilities.

Of course, the levee is intended to protect us from such an event. But, it must hold. There is always a risk of flooding, whether due to overtopping or levee failure or uncontrolled street flooding. Despite recent improvements to the levee, the risk of levee failure exists because the levies are built on an unpredictable material: soil. While locally we do have a pump system to control street flooding, it is dependent on electricity. If the electricity goes out, there is no back up system to control local flooding. There is a 26% chance of this type of flooding to occur. This would not be covered by homeowner's insurance, but would be covered by NFIP. While we might be deemed a low to moderate risk area, as stated in the

ILS Committee Meeting Minutes

Page 2

attached FEMA material attached, 25% of claims come from low to moderate flood risk areas.

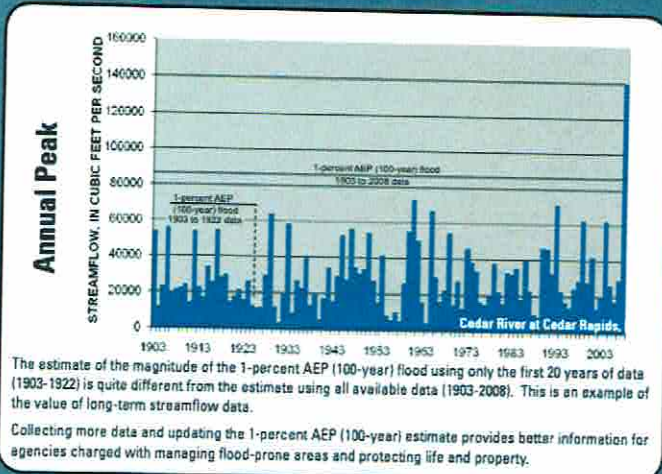
3. Individual Renewal: Re the NFIP system, if an owner has continuity of policy, the premium may only go up by 18% per year. If one has non-continuity of coverage, the premium may spike to an actuarial rate - in other words the maximum rate. Therefore, if Nepenthe is not going to pay each owner's premium, the owners need to know well in advance before the policy expiration date so that they can renew individually rather than through the HOA. We believe the expiration date is early December 2024. It appears that each owner has an individual insurable interest even though most of us share walls. However, NFIP regulations are not entirely clear on this point.
4. The committee recommends that the board approve the improvements to the pool fences as proposed by the fencing company. The quotes were reasonable.

6:45 p.m end of meeting. Next meeting is scheduled for November 11, 2024, at 5:30 p.m.

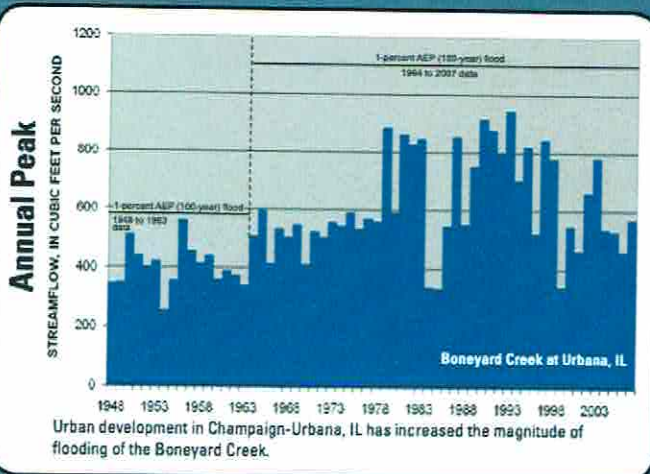
USGS and FEMA stats.PDF

The designation of the "100-year flood" was changed for my river recently—Why?

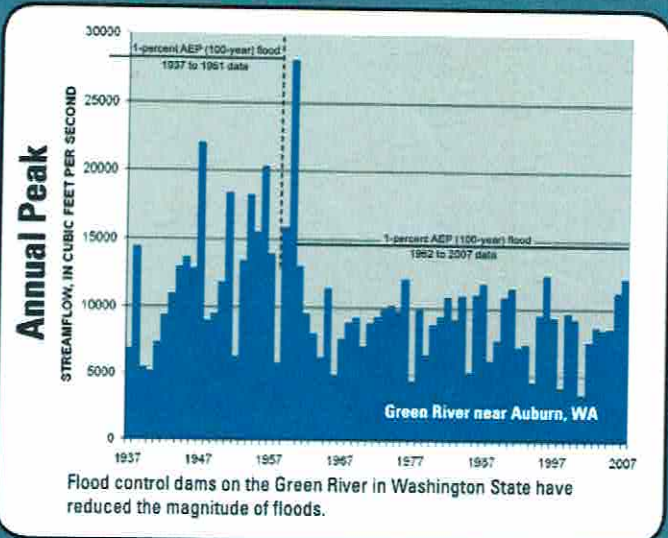
New Information and Additional Data



Urban Development



Installation of Flood Controls



Speaking of chance...

The 1-percent AEP flood has a 1-percent chance of occurring in any given year; however, during the span of a 30-year mortgage, a home in the 1-percent AEP (100-year) floodplain has a 26-percent chance of being flooded at least once during those 30 years! The value of 26 percent is based on probability theory that accounts for each of the 30 years having a 1-percent chance of flooding.

Current streamflow conditions for the United States are available on the World Wide Web:

waterwatch.usgs.gov

Author information Robert R. Holmes, Jr. and Karen Dinicola

For more information contact:
Office of Surface Water
415 National Center
Reston, Virginia 20192
703-648-5301



Low Risk Flood Zones?

Answer

Most likely, yes. It's a good idea to buy flood insurance even if you live in a moderate-to-low risk area. About 25 percent of all flood insurance claims come from areas with low-to-moderate flood risk. You may qualify for the Preferred Risk Policy (a lower-cost flood insurance policy) that provides contents coverage beginning at \$39 per year and building plus contents coverage beginning at \$119 a year.

FAQ Keywords

[Flood Insurance Maps & Information](#)

Last updated February 5, 2020

[Return to top](#)

[Disasters & Assistance](#) [Grants](#) [Floods & Maps](#) [Emergency Management](#) [About](#) [Work With Us](#)



FEMA

[Contact FEMA](#)

Grounds Committee Application - Theresa McCrackin..pdf



**Nepenthe Committee / Volunteer Application
with Conflict of Interest Policy Acknowledgement**

Contact Information:

Date: 10-21-2024

Name: THERESA McCRACKIN

Address: 1300 COMMONS DR.

Committee applying for: GROUNDNS

Phone Number: 916-803-7105

E-Mail Address: tmccrackin7@gmail.com

Contributions:

How would you like to contribute to this committee?

By being engaged in the varied duties of a member

Committees

If there is no room on the committee of your choice, would you be willing to serve on another committee?

If so, which one?

Architectural

Outreach

Election

Social

Finance

Insurance, Legal & Safety

Grounds

Nominating

Volunteer Only:

I would like to be contacted to help with one-time events or short-term projects as needed.

Other ways I would like to volunteer are:

tm By providing your initials in this box, you agree that you have read, understand and will abide by the following:

Acknowledgement of Conflict of Interest Policy: The applicant hereby acknowledges that he or she has read the Nepenthe Conflict of Interest Policy, has had an opportunity to ask any questions the he or she may have about the policy, and understands and agrees to comply with the policy.

Please return completed form with Acknowledgement of Conflict of Interest Policy to 1131 Commons Drive, Sacramento Ca 95825.

Grounds Committee Application - William Newbill.pd.pdf



Nepenthe Committee / Volunteer Application with Conflict of Interest Policy Acknowledgement

Contact Information:

Date:

Name:

Address:

Committee applying for:

Phone Number:

E-Mail Address:

Contributions:

How would you like to contribute to this committee?

Committees

If there is no room on the committee of your choice, would you be willing to serve on another committee? If so, which one?

- | | | | |
|---------------|--------------------------|---------------------------|-------------------------------------|
| Architectural | <input type="checkbox"/> | Outreach | <input type="checkbox"/> |
| Election | <input type="checkbox"/> | Social | <input type="checkbox"/> |
| Finance | <input type="checkbox"/> | Insurance, Legal & Safety | <input checked="" type="checkbox"/> |
| Grounds | <input type="checkbox"/> | Nominating | <input type="checkbox"/> |

Volunteer Only:

I would like to be contacted to help with one-time events or short-term projects as needed.

Other ways I would like to volunteer are:

By providing your initials in this box, you agree that you have read, understand and will abide by the following:

Acknowledgement of Conflict of Interest Policy: The applicant hereby acknowledges that he or she has read the Nepenthe Conflict of Interest Policy, has had an opportunity to ask any questions the he or she may have about the policy, and understands and agrees to comply with the policy.

Please return completed form with Acknowledgement of Conflict of Interest Policy to 1131 Commons Drive, Sacramento Ca 95825.

Grounds Committee Application - Jane Brown.pdf



**Nepenthe Committee / Volunteer Application
with Conflict of Interest Policy Acknowledgement**

Contact Information:

Date:

Name:

Address:

Committee applying for:

Phone Number:

E-Mail Address:

Contributions:

How would you like to contribute to this committee?

Committees

If there is no room on the committee of your choice, would you be willing to serve on another committee?
If so, which one?

Architectural	<input checked="" type="checkbox"/>	Outreach	<input type="checkbox"/>
Nominating	<input type="checkbox"/>	Insurance, Legal & Safety	<input type="checkbox"/>
Election	<input type="checkbox"/>	Finance	<input type="checkbox"/>
Grounds	<input type="checkbox"/>		<input type="checkbox"/>

Volunteer Only:

I would like to be contacted to help with one-time events or short-term projects as needed.

Other ways I would like to volunteer are:

By providing your initials in this box, you agree that you have read, understand and will abide by the following:

Acknowledgement of Conflict of Interest Policy: The applicant hereby acknowledges that he or she has read the Nepenthe Conflict of Interest Policy, has had an opportunity to ask any questions the he or she may have about the policy, and understands and agrees to comply with the policy.

Please return completed form with Acknowledgement of Conflict of Interest Policy to 1131 Commons Drive, Sacramento Ca 95825.

Nepenthe Finance Committee October 21 2024 Final.d.docx

Attendees: Carol Duke, Nina White, John Apostolo, Courtenay Delfin (Board Liaison)

Excused:

Absent:

Homeowners: Peter Keifer, Therese McCrackin, Maureen White, Cathy Mack, Ken Mack, Al White, Janine Neely, Sue Henderson, Don Person, Betty Johnson, Pat McQuillen, Peter Lewicki, Laurel Wright, Cheryl Nelson, Brian Coates, Alexandra Spitz, Peter Pelkofer.

<i>Topic</i>	<i>Objective / Info / Decision</i>	<i>Action</i>
Approval of Prior Meeting Minutes and Action Items	<ul style="list-style-type: none"> Duke called the meeting to order @ 4:30pm 	<ul style="list-style-type: none"> Apostolo moved and White seconded September 16, 2024 meeting minutes. Motion passed.
Financial Statement Approval	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> White moved and Apostolo seconded September 2024 financial statements
General Manager Update/Board Liaison	<ul style="list-style-type: none"> Dues recommendations, open budget meeting on the last week of October, 2025. Details to follow 	<ul style="list-style-type: none">
Budget Review 2025	<ul style="list-style-type: none"> Presentation recommended the following <ul style="list-style-type: none"> No 2025 dues increase Consider evaluating flood and blanket insurance policies in 2025 	<ul style="list-style-type: none"> Forward to Nepenthe Board presentation recommendations.
Deliverables		<ul style="list-style-type: none">
Homeowner Comments	<ul style="list-style-type: none"> Discussion centered around siding remediation portion of the presentation 	<ul style="list-style-type: none">
Adjourn	<ul style="list-style-type: none"> Meeting adjourned @ 5:05pm 	

Next meeting: November 18, 2024 @ 4:30PM @ the Clubhouse and Zoom
Submitted by; John Apostolo

Homeowners 2025 Budget Meeting (10212024).pptx

Nepenthe Homeowners Association

Finance Committee Meeting
October 21, 2024



Nepenthe Association 2024 Budget Overview

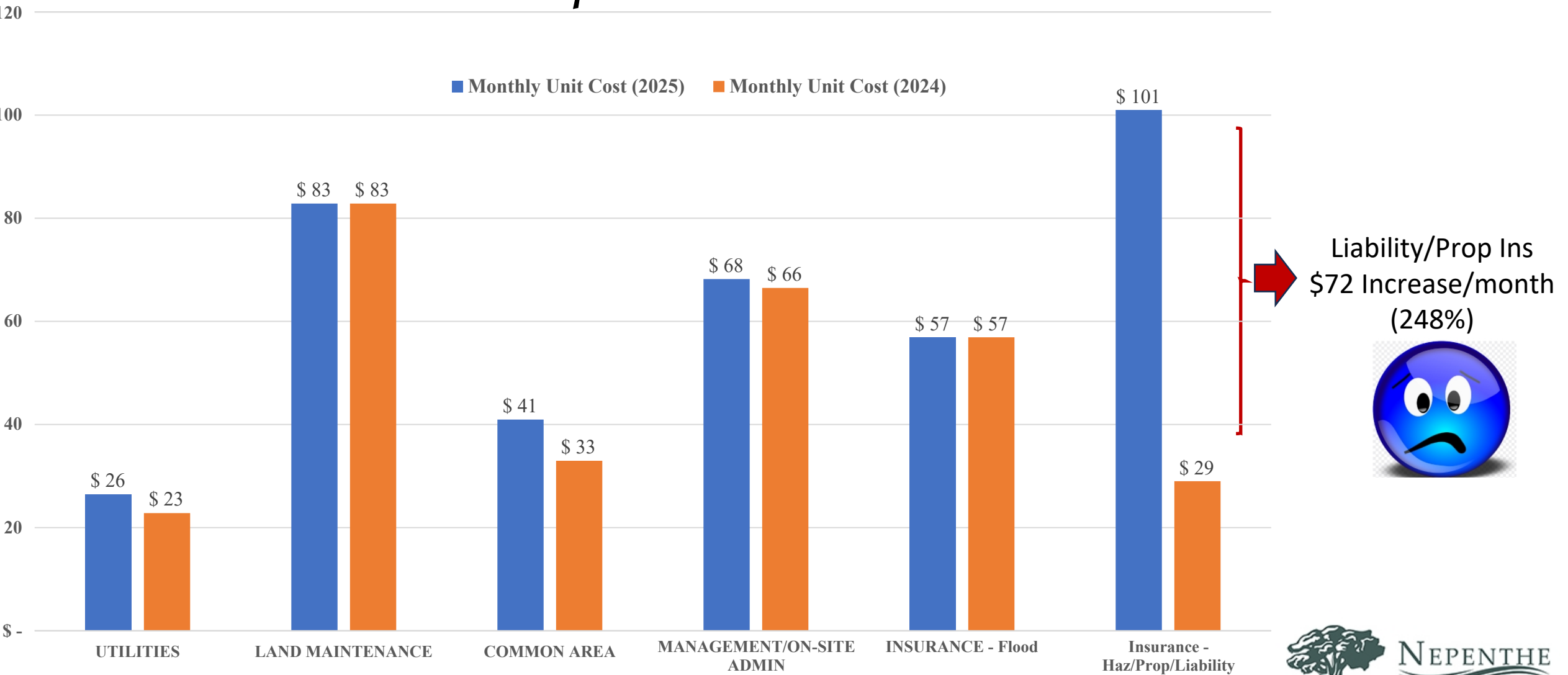
Operating and Reserves

	2024 Total Annual	2024 Individual Homeowner
2024 Operating Budget	\$2,017,800	\$285
2024 Reserve Budget	\$2,370,768	\$335
Total	\$4,388,568	\$620



Nepenthe Association Operating Budget 2024 vs 2025

(Per homeowner per month)



2025 Budget

- Operating and Reserve budgets were reviewed
- Analysis targeted the following areas

Operating Budget (2)	Reserve Budget (6)
Flood Insurance	Irrigation Valves (Siding Remediation)
Liability/Property/Hazard Insurance	Irrigation: Repairs Controller Stations Miscellaneous Landscape Drains
	Trees: Tree Pruning Tree Removal



2025 Reserve Budget: Irrigation Valves ("Siding Remediation")



Reserve Component	Current Reserve Study Dollars & Forecast				
	2025	2026	2027	2028	2029
Irrigation: Valves ("Siding Remediation")	\$ 543,250	\$ 556,831	\$ 399,526	\$409,515	\$419,752
Forecasted Spend	\$ 140,000	\$ 140,000	\$ 140,000	\$ -	\$ -
Sub-total: "Siding Remediation" Savings	\$ 403,250	\$ 416,831	\$ 259,526		
YTD spend as of 10/4/2024: \$355,680					

- **"Siding Remediation"** account is used for plant tear-out and replacement during siding replacement and painting cycles
- **"Siding Remediation"** account is NOT used for homeowner maintenance or replacement landscape requests



2025 Reserve Budget: Irrigation



Reserve Component	Current Reserve Study Dollars & Forecast				
	2025	2026	2027	2028	2029
Irrigation Repairs	\$ 115,169	\$ 118,048	\$ 35,757	\$ 36,651	\$ 37,567
Irrigation: Controller stations					
Misc Landscape Drains	\$ 36,484	\$ 37,396	\$ 38,331	\$ 39,289	\$ 40,271
Total 18100/105//7/9/155/928	\$ 151,653	\$ 155,444	\$ 74,088	\$ 75,940	\$ 77,838
Forecasted Spend	\$ 100,000	\$ 100,000			
Sub-total: Irrigation Savings	\$ 51,653	\$ 55,444			
YTD spend as of 10/4/2024: \$177,710					



2025 Reserve Budget: Trees



Reserve Component	Current Reserve Study Dollars & Forecast				
	2025	2026	2027	2028	2029
Tree Maintenance: Tree Pruning	\$ 217,300	\$ 200,459	\$ 182,040	\$ 186,591	\$ 191,256
Tree Maintenance: Tree Removal	\$ 204,540	\$ 209,653	\$ 214,894	\$ 220,266	\$ 225,773
<i>Total 18364/5/7/368/372/376/380</i>	\$ 421,840	\$ 410,112	\$ 396,934	\$ 406,857	\$ 417,029
Forecasted Spend	\$ 275,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
Sub-Total "Trees" Savings	\$ 146,840	\$ 210,112	\$ 196,934	\$ 206,857	\$ 217,029
YTD spend as of 10/4/2024: \$300,146					



2025 Reserve Budget: Summary



Reserve Component	2025	2026	2027	2028	2029
Sub-total: "Siding Remediation" Savings	\$403,250	\$416,831	\$259,526	\$ -	\$ -
Sub-total: Irrigation Savings	\$ 51,653	\$ 55,444	\$ -	\$ -	\$ -
Sub-Total "Trees" Savings	\$146,840	\$210,112	\$196,934	\$206,857	\$217,029
Total Reserve Component Savings	\$601,743	\$682,387	\$456,460	\$206,857	\$217,029
2025 Reserve component reduction/homeowner/month			\$ 84.99		
2025 Increase in Operating Budget/homeowner/month			\$ 84.00		
Deficit/Surplus			\$ 0.99		



Nepenthe Association 2025 Budget Overview

Operating and Reserves

	2025 Total Annual	2025 Individual Homeowner
2025 Operating Budget	\$2,612,520	\$366 ¹
2025 Reserve Budget	\$2,496,679	\$353 ²
Total	\$5,109,199	\$719

Taking no action to address the insurance premium change, dues will increase by \$99 per month to \$719 or 16%

1. Nepenthe 2025 Operating Budget Draft
2. Browning Reserve Study dated 10/8/2024



Finance Committee Recommendations

- Nepenthe Board to adopt recommended reserve savings targets with no impact on dues in 2025
 - Dues remain at \$620/month
- Develop insurance review process
 - Consider current flood insurance coverage
 - Consider current blanket insurance policy
 - Individual homeowner policies vs. condominium policies



Critical Success Factors 2025

- Diligent operating and reserve spending monitoring in all categories
 - Landscape, siding, painting, plant remediation, operations
- Accurate reserve spending variance tracking
- Identify additional spending opportunities without sacrificing current appearance or aesthetics



Thank You



Jerry Dunn - Letter to the Board.pdf

Jerry D. Dunn, ARM
716 Elmhurst Circle
Sacramento, Ca. 95825

October 17, 2024

To: Nepenthe Board of Directors

Re: Flood Insurance for 2024 – 25

Due to the recent dramatic increase in premium for Nepenthe's Property & Liability Insurance, the board has been placed in a most undesirable position. The increase may or may not be long term so a one-time assessment would likely not resolve any problems. Monthly dues would need to be increased to over \$ 700 a month to offset the costs for insurance.

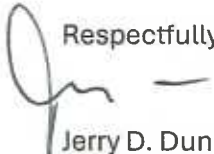
For months, I have recommended the matter of flood insurance be put to a vote, but now you may have to make that decision on your own. I've never said residents don't need flood insurance. All I said is that due to information provided by NFPA, it should not be part of the HOA expense. I've outlined some of those reasons for you on another page along with a flood map.

For years, I have kept track of Nepenthe's insurance expenses as well as it's Operating Expenses and Reserve Account. It's a habit because of my occupation and I do it for my clients as well. It's used as a tool to help guide me in the right direction. The Nepenthe information is attached.

You do not need to include this letter in the monthly correspondence. I'm sending it strictly to help you with the difficult task you're facing. Also, while I am no longer on the ILS committee, I am very willing to assist you with any insurance matters.

Best of luck.

Respectfully,



Jerry D. Dunn, ARM

Reasons why Nepenthe should not require Flood Insurance

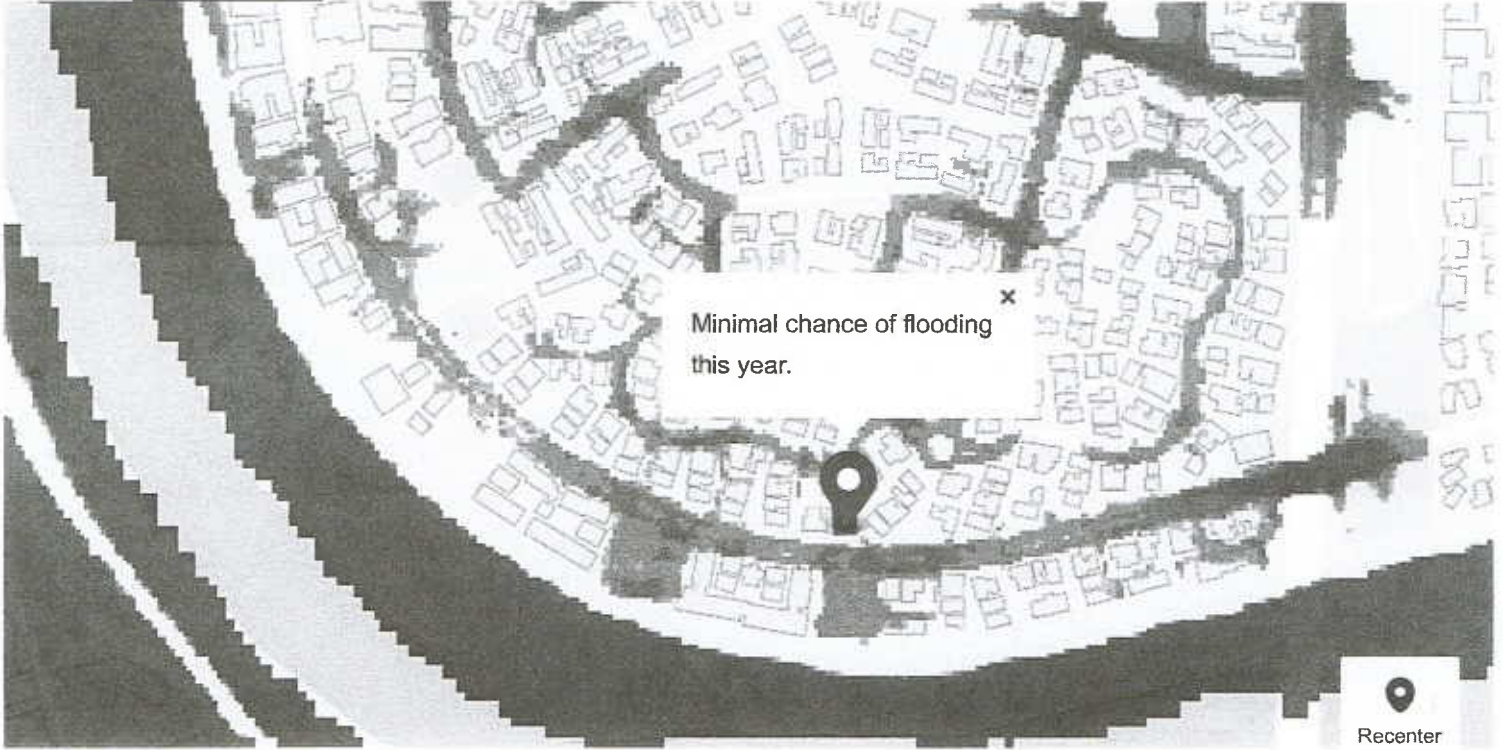
1. Cost for 2024-25 would require dues to increase above \$ 700 a month.
2. Would help offset dramatic increase of Property & Liability Insurance premiums.
3. Would reduce office administrative time and expenses.
4. Most of Nepenthe is situated about 3 feet higher than city streets
(See attached Flood Map)
5. Flood Insurance is not required by lenders nor Nepenthe CC&R's.
6. Flood Insurance is not required by other HOA's in the area.
7. Due to levee improvements, Nepenthe is now considered a Zone X by NFPA.
This is a 500 year flood zone area meaning the likelihood of a major flood is less than .2% Below are some comparisons for your consideration:

5%	Chance of a damaging tornado in Sacramento	USWS
10%	Chance of a damaging earthquake in Sacramento	USGS
3.5%	Chance of Mt. Shasta eruption in next 30 years	USGS
8. Increasing dues makes it harder to buy and sell units in Nepenthe.
9. Increasing dues hurts residents living on fixed incomes.
10. Due to recent hurricanes in Florida, NFPA premiums will likely increase even more.
11. Residents can get better coverage for less premium from Private Carriers.
12. A major flood would still destroy infrastructure; streets, plumbing, electricals, trees & shrubs, lawns, etc. so an assessment would not be avoided.

716 ELMHURST CIR, SACRAMENTO, CA 95825



Flood Factor Fire Factor Wind Factor Air Factor Heat Factor



Map Layers

Current & Future Risk ▾

[Read less](#)

Year

This year ▾

Scenario

Rare event - 0.2% likely ▾

0 ft

MOST of NEPENTHE is 2' TO 3' ABOVE CITY STREETS.

Max depth of flooding to building

If a rare flood event occurred this year, chances are minimal that flood water will reach the largest building or center of this property. This type of event has a **0.2%** chance of occurring this year.

NEPENTHE ASSOCIATION
Historical Synopsis of Insurance
(2011 – 2024)

<u>Year</u>	<u>Property & Liability Insurance</u>			<u>Unit Cost</u>		<u>Flood Insurance</u>			<u>Unit Cost</u>	
	<u>Buildings</u>	<u>Deductible</u>	<u>Premium</u>	<u>Annual / Mo</u>	<u>Buildings/Contents</u>	<u>Deductible</u>	<u>Premium</u>	<u>Annual / Mo</u>		
2024	159,332,115	100,000	\$ 696,644	1,180 / 98	250,000 / 100,000	10,000 each	\$ 375,000	636 / 53		
2023	129,847,000	25,000	202,215	343 / 29	250,000 / 100,000	10,000 "	334,976	568 / 47		
2022*	119,556,000	25,000	122,000	207 / 17	250,000 / 100,000	1,250 "	306,000	519 / 43		
2021	110,700,000	10,000	110,200	187 / 16	250,000 / 100,000	1,250 "	304,440	516 / 43		
2020*	95,000,000	10,000	100,807	171 / 14	250,000 / 100,000	1,250 "	284,380	482 / 40		
2019	81,833,000	10,000	98,566	167 / 14	250,000 / 100,000	1,250 "	285,000	483 / 40		
2018	80,269,000	10,000	95,219	161 / 13	250,000 / 100,000	1,250 "	286,000	485 / 40		
2017	80,269,000	10,000	93,670	159 / 13	250,000 / 100,000	1,250 "	286,065	485 / 40		
2016	86,000,000	10,000	92,000	156 / 13	250,000 / 100,000	1,250 "				
2011	81,000,000	10,000	99,927	169 / 14	250,000 / 100,000	1,250 "	219,027	371 / 31		

In 2022, Nepenthe had two big losses: The October storm loss: \$ 922,708
 Separate Oct. fire loss: \$ 159,725
 Total losses for 2022: \$ 1,082,433

In 2022, the deductibles for both the P & C and Flood policies were increased to reduce costs.
 Original 2022 cost for P & C policy was \$ 136,000 and Flood policy was \$ 377,000.

In 2019, our long-time agent sold his business. The new agent insisted Nepenthe's property coverage was too low. Since then, Farmers Insurance increased our building values 8% per year. Due to the spread of risk, we would fare better with an Agreed Amount Policy which is what we had prior to 2020.

Biggest factors for increase in premium however are the October 2022 storm loss and premium increases overall in California.

Nepenthe Financials
Information taken from Monthly Newsletters
As of June 30, 2024 (six months)

Year	President	Dues	% Change	Operating Budget Over/Under	Reserve Account Contributions	Expenditures	Ending Reserve Balance	Percentage Inc / Dec
2024	Marcus Dascher	\$ 620	+ 8.4%	260,868 Over	1,125,674	1,820,964	10,394,327	- 4.7%
2023	Marcus Dascher	572	+ 4.6%	153,958 Over	2,596,362	3,765,000	10,905,489	- 1.8%
2022	John Baker	547	+ 2.2%	105,399 Over	2,245,523	1,699,060	11,113,960	+ 15.5%
2021	John Baker	535	+ 2.9%	190,000 Over	2,180,543	1,588,746	10,391,769	+ 9.4%
2020	Christina George	520	+ 3.8%	121,509 Over	1,892,221	950,856 - Covid	9,495,722	+ 11.7%
2019	Christina George	501	+ 2.7%	114,731 Over	2,035,901	763,172 - Covid	8,501,059	+ 20.2%
2018	Frank Loge	488	+ 4.1%	142,071 Over	2,153,984	1,360,449	7,072,859	+ 13.7%
2017	Steve Huffman	469	+ 2.6%	74,813 Over	2,040,504	1,424,694	6,219,844	+ 12.0%
2016	Ivan Gennis	457	+ 2.5%	8,314 Under	1,965,192	1,387,481	5,552,488	+ 23.5%
2015	Ivan Gennis	446	+ 2.3%	42,168 Over	1,872,288	1,314,639	4,245,229	+ 12.6%
2014	Will Vizzard	436	--	95,025 Over	Unknown	Unknown	3,769,998	Unknown

Dues have increased **\$184 or 42%** in ten years.

For 2024, we are more over-budget now than for any other year. The Reserve balance has decreased for the last two years too. As of August 30th, Reserve Expenditures have exceeded Contributions by \$ 924,522.

Due to increase in Property & Liability Insurance, dues for 2025 will likely be more than \$ 700 a month unless dramatic changes are made.

1423 Commons - Letter to the Board.pdf



- ORIGINAL REQUEST BROUGHT TO OFFICE ON 9/26/2024.
- PLEASE INCLUDE IN BOARD PACKET FOR 11/6/2024 **Nepenthe Association MEETING.**



Service Request

Submit by email, mail, clubhouse front desk or mail slot.

Request Information

Your Name: **William Haldeman**
 Property address: **1423 Commons Drive**
 Email: **annahald4@gmail.com**
 Phone number: **916-514-3818** or home phone **916-568-16**
 Date of Request:

May we share your contact information with our contractor? YES NO

- Landscape
 Irrigation
 Fence/Gate
 Rain gutter/downspout
 Roof
 Siding
 Other **internal drywall damage**

Description of Request (Please include detailed location):

Drywall has been damaged during the replacement of siding. This damage ~~was~~ ^{has} been discovered recently when curtains were removed inside the house. The damage is extensive and should be repaired by the company which caused it.

OFFICE USE ONLY:

Date Received: _____ Received by: _____
 Work Order Generated? Yes No If yes WO # _____ If no explain: _____

Communications

Date: _____ Describe: _____ Initial: _____
 Date: _____ Describe: _____ Initial: _____



CRACKS IN DRYWALL
ABOVE WINDOW AND
ALONG THE LEFT SIDE



CRACKS IN DRYWALL
AND MISSING PLASTER
ABOVE WINDOW



CRACK IN FRONT
ENTRYWAY
DRYWALL

Letter to the Board - Don Person.docx

Hi Nicole ~

This will confirm our telephone discussion of today - September 20, 2024.

Oscar and his crew are working at my home this morning. They have placed rock. Oscar has described to me the planting that they will do. It will not be the loropedlum (sp?) that I had requested but I am fine with what he described. The only issue is the placement of ornamental bark. Oscar said that he has instructions to place bark around my home.

As I believe Nepenthe is or should be well aware, ornamental bark, if allowed to dry out, can constitute a significant fire hazard. That hazard is especially problematic when it endangers stick frame, wood sided improvements with lots of narrow areas and nooks and crannies. Those are exactly the conditions that exist in Nepenthe, as has been demonstrated by the quick and large fire department responses to two recent home fires.. I care about my friends and neighbors in Nepenthe but the broader policy question is up to the current Board to decide what to do about the wide spread placement of bark pursuant to the decisions of the previous controlling membership of the Board. As a private judge who hears many cases involving homeowners' associations, I can assure you that anecdotal statements from Carson employees about the absence of problems with ornamental bark would have no weight whatsoever in the resolution of a case involving damage to persons or property.

Nationwide Insurance carries my home, auto and personal umbrella insurance. Nationwide conducted a random exterior safety inspection of my home earlier this year. The inspector required the removal of plant material from my roof - a clear Nepenthe obligation under our governing documents and one that had not been performed properly. Nationwide gave me a limited period of time to have my roof cleaned. Nationwide made it clear that my policy would be cancelled or non-renewed if the condition was not properly dealt with. Thanks to prompt and efficient efforts by you, Paul Reeves and Mark Edelman, Advanced cleaned my roof. Lots of photos later, Nationwide gave me a clearance letter. Then I got a letter from the personal umbrella department of Nationwide, advising that that policy would be cancelled or non-renewed because my underlying insurance was no longer with Nationwide. Obviously, the homeowners' department had notified the personal umbrella department of the roof cleaning issue and the impact that would have on my policies but had not given notice that the problem had been addressed. This history shows the lengths to which carriers writing insurance in California are going to improve their portfolios and minimize their risk. I was able to clear up the personal umbrella issue and I just paid my renewal premiums so am ostensibly ok for the next year, unless and until....another safety inspection is conducted.

There was no ornamental bark around my home when the safety inspection was conducted this year. Under these circumstances, the presence of that bark would or could again jeopardize my insurance.

I have been a Nepenthe homeowner for about 25 years. Until the massive plant destruction project currently being undertaken, Nepenthe had never placed massive quantities of ornamental bark around our homes. Bark appears to be being used in an attempt to mask the removal of plant screening material that provided architectural interest to our homes.

I urge the Board to abandon the placement of ornamental bark around all homes in our community. It simply cannot be placed around my home for the above reasons.

Thanks much.

Don Person

Letter to the Board - Siiteri.pdf

September 19, 2024

Dear Nepenthe Board of Directors,

The Dunbarton pool/hot-tub area was locked and closed last winter to all Nepenthe residents. We understand the security of the facility was the reason for closing it, and that the Board will work to resolve the security issue prior to 2025.

We request an update on the Dunbarton pool/hot-tub issue. We are two hot-tub/cold plunge residents who hope that this issue has been addressed, and the area can remain open year-round for Nepenthe residents.

We look forward to hearing your update.

Thank you,

Rebecca & Jon Siiteri
1403 Commons Drive

OpenSession_10022024_Minutes.pdf

NEPENTHE ASSOCIATION

Open Session

October 2, 2024 6:00 PM
Nepenthe Clubhouse
1131 Commons Drive
Sacramento, CA

MINUTES

Directors Present

MARKUS DASCHER TTEE - President
CHERYL NELSON - Vice President
COURTENAY DELFIN - Treasurer
BRIAN COATES - Secretary
PETER LEWICKI - Director

Directors Absent

None

Additional Attendees

Nicole Marks, CMCA, AMS - General
Manager, FirstService Residential
Trevon McCrea - Administrative
Assistant, FirstService Residential

I. CALL TO ORDER

The meeting was called to order at 6:01PM.

II. EXECUTIVE SESSION ACKNOWLEDGEMENT/ANNOUNCEMENT

In accordance with Civil Code Section 4935(a) the Board met in Executive Session on October 2, 2024 to consider litigation, matters relating to the formation of contracts with third parties, member discipline, personnel matters, or to meet with a member, upon the member's request, regarding the member's payment of assessments, as specified in Civil Code.

The Board met in Executive Session on October 2nd. The Board took the following actions during the October 2nd meeting:

- The Board approved the proposal from Critical Path Reconstruction in the amount of \$323.74 for siding/trim repairs at 1359 Commons
 - *This proposal was approved unanimously*
- The Board approved the proposal from Critical Path Reconstruction in the amount of \$4,139.23 for fencing repairs at 403 Dunbarton
 - *This proposal was approved unanimously*
- The Board approved proposal from Grove Total Tree Care in the amount of \$7,560 for tree maintenance in Zone 7
 - *This proposal was approved unanimously*

- The Board approved proposal from James E. Williams in the amount of \$1,801 for installation of wire mesh around the gates at the main clubhouse and Dunbarton cabana
 - *This proposal was approved unanimously*
- The Board approved proposal from James E. Williams in the amount of \$1,957.65 to install fencing extension around Dunbarton roof to prevent jumping
 - *This proposal was approved unanimously*
- The Board approved proposal from 3D Technologies in the amount of \$1,562.24 to install push button at front desk to open clubhouse doors.
 - *This proposal was approved unanimously*

III. BOARD ROLES/LIAISONS

Resolved

President - Markus Dascher (Liaison to ILS Committee)

Vice President - Cheryl Nelson (Liaison to Outreach Committee)

Treasurer - Courtenay Delfin (Liaison to Finance Committee)

Secretary - Brian Coates (Liaison to Arch Committee)

Member at Large - Peter Lewicki (Liaison to Grounds Committee)

Motion: MARKUS DASCHER TTEE

Second: BRIAN COATES

▶ **Resolved**
The motion passed unanimously

IV. REPORTS

A. GENERAL MANAGER'S REPORT

The General Manager, Nicole Marks, provided the GM report verbally

B. CONSTRUCTION MANAGER'S REPORT

The Construction Manager's Report was reviewed and GM provided update verbally

V. COMMITTEE UPDATES

A. ARCHITECTURAL COMMITTEE

Resolved

The Board affirms the committee's recommendations below:

Address	Modification	Recommendation
700 Dunbarton	Solar Tubes	Approval with Conditions
302 Elmhurst	Solar Energy System	Partial approval (approved except for battery)
618 Elmurst	Trellis	Approval with Conditions

Motion: BRIAN COATES

Second: MARKUS DASCHER TTEE

▶ **Resolved**
The motion passed unanimously

B. OUTREACH COMMITTEE

Marcy Best provided a verbal update for the Outreach Committee regarding upcoming events in the community

C. ILS COMMITTEE

Jackie Grebitus provided a verbal update for ILS Committee

D. GROUNDS COMMITTEE

Peter Lewicki introduced himself as the new Grounds Board Liaison and will get up to speed with the committee in the coming weeks

E. FINANCE COMMITTEE

Carol Duke provided a verbal update for the Finance Committee

VI. HOMEOWNER CORRESPONDENCE

A. HOMEOWNER CORRESPONDENCE - 10.02.24

The Board has acknowledged receipt of all correspondence received and will respond accordingly.

B. HOMEOWNER COMMENT/CORRESPONDENCE FOLLOW UP - 09.04.24

The Board has provided written response to all Homeowner Correspondence received for the September 4, 2024 Open Session Board Meeting.

VII. NEW BUSINESS

A. LIEN

Background

WHEREAS, Section 5673 of the California Civil Code requires that, the decision to record a lien for delinquent assessments shall be made only by the Board of Directors of the association and may not be delegated to an agent of the association; and

WHEREAS, Section 5660 of the California Civil Code requires that a warning letter be sent by certified mail to the owner of record at least 30 days prior to recording a lien; and

WHEREAS, the Association has sent this letter and the 30 days has or will soon expire; and

WHEREAS, as of the date of this report payment has not been received to pay the delinquent assessment amount on the properties listed below

Resolved

NOW THEREFORE BE IT RESOLVED that the Board of Directors approves by a majority vote of the board members present at a duly called open meeting for FirstService Residential to record a lien on the separate interests/accounts listed below on behalf of the association and to mail a copy of the recorded lien to all known owners and addresses once the 30 days has elapsed from the mailing of the warning letter and no payment has been received.

Date	Account No.	Total Amount Due	Approved	Denied
09/09/24	2356-01	\$2,892.06	X	

Motion: MARKUS DASCHER TTEE
Second: COURTENAY DELFIN

► **Resolved**
The motion passed unanimously

B. OPEN SESSION MINUTES - SEPTEMBER 4, 2024

Resolved

The Board approves the Open Session Minutes dated September 4, 2024 as presented.

Motion: MARKUS DASCHER TTEE

Second: PETER LEWICKI

▶ **Resolved**
The motion passed unanimously

C. RECALL ELECTION MINUTES - SEPTEMBER 18, 2024

Resolved

The Board approves the Special Meeting minutes dated September 18, 2024 as presented.

Motion: MARKUS DASCHER TTEE

Second: PETER LEWICKI

▶ **Resolved**
The motion passed unanimously

D. FINANCIAL STATEMENT - AUGUST 2024

Resolved

The Board accepts the Association’s income statement for August 2024 comparing actual results to budget, reserve statement, bank statements and reconciliations, check history report and general ledger as presented, subject to an annual audit. The report reflects a year-to-date net operating income of \$155,882.62 and year-to-date reserve funding of \$1,776,541.45 compared to the year-to-date reserve funding budget of \$1,580,512. The actual year-to-date operating expenses were \$1,394,856.86. The budgeted year-to-date operating expenses were \$1,377,480. The association has \$275,968.71 in operating funds, which represents 0.75 months of budgeted expenses and reserve contributions. The association has \$10,218,553.20 in reserve funds.

Motion: MARKUS DASCHER TTEE

Second: PETER LEWICKI

▶ **Resolved**
The motion passed unanimously

VIII. HOMEOWNER FORUM

Multiple Owners addressed the Board during Homeowner Forum. Cheryl has notated all the comments/questions and will draft the responses for the November 6th Open Session Board Meeting.

IX. NEXT BOARD MEETING

The Association’s next open Board meeting will be held November 6, 2024, at 6:00 pm.

X. ADJOURN

The meeting was adjourned at 6:56PM.

APPROVED

DATE

OpenSession_10292024_Minutes.pdf

NEPENTHE ASSOCIATION

Open Session

October 29, 2024 5:00 PM
Nepenthe Clubhouse
1131 Commons Drive
Sacramento, CA 95825

MINUTES

Directors Present

COURTENAY DELFIN - President
CHERYL NELSON - Vice President
BRIAN COATES - Treasurer
PETER LEWICKI - Secretary

Directors Absent

None

Additional Attendees

Nicole Marks, CMCA, AMS - General
Manager, FirstService Residential

I. CALL TO ORDER

The meeting was called to order at 5PM.

II. EXECUTIVE SESSION ACKNOWLEDGMENT/ANNOUNCEMENT

In accordance with Civil Code Section 4935(a) the Board met in Executive Session immediately before the Open Session meeting in order to consider litigation, matters relating to the formation of contracts with third parties, member discipline, personnel matters, or to meet with a member, upon the member's request, regarding the member's payment of assessments, as specified in Civil Code.

First Motion

The Board resolves the following regarding officer positions: President - Courtenay Delfin, Vice President - Cheryl Nelson, Treasurer - Brian Coates, Secretary - Peter Lewicki

Motion: COURTENAY DELFIN

Second: CHERYL NELSON

▶ **Resolved**
The motion passed unanimously

Second Motion

The Board resolves the following regarding committee liaison appointments: Architecture Committee - Peter Lewicki; ILS Committee - Cheryl Nelson; Finance Committee - Brian Coates; Grounds Committee - Courtenay Delfin

Motion: COURTENAY DELFIN

Second: CHERYL NELSON

▶ **Resolved**
The motion passed unanimously

III. NEW BUSINESS

A. 2025 RESERVE STUDY

Resolved

Management to work with Bob Browning to provide updates to the study that conform with 2025 budget. Once received, it will be added to the next board agenda.

Motion: COURTENAY DELFIN

Second: BRIAN COATES

▶ **Resolved**
The motion passed unanimously

B. 2025 BUDGET

Resolved

The Board approves the 2025 monthly assessment as \$700 beginning January 1, 2025. The \$700 includes the \$659 assessment and \$41 water meter billing charge.

Motion: COURTENAY DELFIN

Second: BRIAN COATES

▶ **Resolved**
The motion passed unanimously

IV. HOMEOWNER FORUM

Multiple homeowners provided comments and feedback regarding the 2025 budget and insurance.

V. NEXT BOARD MEETING

The next board meeting is scheduled for November 6, 2024 at 6pm.

VI. ADJOURN

The meeting was adjourned at 5:38PM.

APPROVED

DATE

NEP 09-24 FINANCIAL.pdf

NEPENTHE ASSOCIATION

CASH BASIS FINANCIAL STATEMENTS

FOR THE MONTH AND NINE MONTH(S) ENDED
SEPTEMBER 30, 2024

CONTENTS

FINANCIAL SUMMARY REPORT	
CASH FLOW REPORT	
COMPARATIVE BALANCE SHEET	A
INVESTMENT REPORT	B
GENERAL RESERVE FUND BALANCE SUPPORT SCHEDULE	C
INCOME STATEMENT	D
INCOME STATEMENT FOR 12 MONTHS ENDING	EA
SUB ACCOUNT LEDGER	FA
GENERAL LEDGER	F
TRANSACTION REGISTER	G
RECEIPTS STATEMENT	H
DISBURSEMENTS REPORT	I
CHECK HISTORY REPORT	J
BANK RECONCILIATIONS	

THE ACCOMPANYING FINANCIAL STATEMENTS ARE SUBJECT TO AUDIT
AND ARE ONLY INTENDED FOR THE ASSOCIATION'S INTERNAL USE.

PREPARED BY:



FirstService
RESIDENTIAL

Nepenthe's Year To Date Cash Flow

Source		Operations	Reserves
Beginning Balance	1/1/2024	193,609	10,905,489
Plus	Income	3,728,682	
	Reserve Investment Income		334,112
	Contributions to Reserves		1,778,826
	Accounts Payable	291,053	
	Processing Fees		
Less	Operating Expenses	(1,574,695)	
	Reserve Funding	(1,778,826)	
	Reserve Expenses		(2,447,978)
	Due to Operating	0	
	Receivable from Management	(900)	
Ending Balance	9/30/2024	190,716	10,063,664

Budget Report

Actual Income - Year-to-date	\$ 3,728,682.41
Budgeted Income - Year-to-date	\$ 3,327,741.00
Produced a positive Year-to-date income variance of	\$ 400,941.41
Actual Expenses and Reserve Contribution - Year-to-date	\$ 3,687,632.88
Budgeted Expenses and Reserve Contribution - Year-to-date	\$ 3,327,741.00
Produced a negative Year-to-date operating expenses variance of	\$ (359,891.88)
The two combined variances produced a positive Year-to-date variance of	\$ 41,049.53

Other Information

Unpaid assessments at	9/30/2024	were:	\$ 53,647.77
Prepaid assessments at	9/30/2024	were:	\$ 46,003.15

NEPENTHE ASSOCIATION
Financial Summary



Fiscal Year End: **December 31, 2024**

For the Month Ended: **September 30, 2024**

Operating cash	190,715.62	275,968.71	Decrease in Cash	(85,253.09)
Reserve cash	10,063,664.05	10,218,553.20	Decrease in Cash	(154,889.15)
Adj Operating Cash (see note 1)	144,712.47	211,820.93	Decrease in Cash	(67,108.46)

Average budgeted expenses / month	369,749.00
Average # of months of available cash	0.52
Percent Funded Per 2024 Reserve Study	186.0%

ASSESSMENT SUMMARY

Prepaid Utilities	
Monthly Assessment Budget	365,799.00
Assessment Cash Received	359,734.33

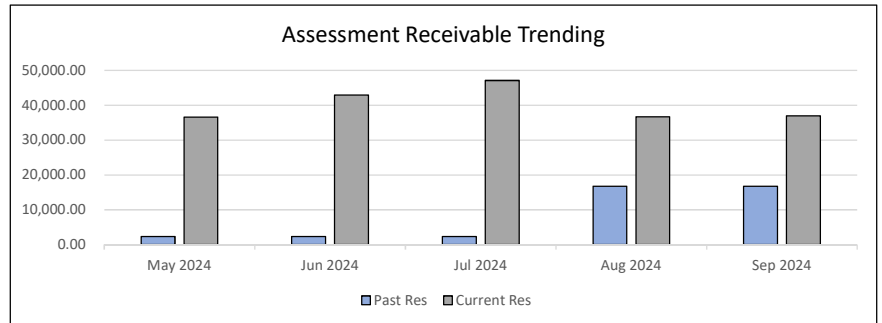
Total Assessments Receivable

0-30 days late (see note 2)	12,745.80
31-60 days late	0.00
61-90 days late	5,583.60
<u>over 90 days late</u>	<u>35,318.37</u>
Total Assessments Due	53,647.77

Other Receivable

Past Residents Assessments Rec.	66,115.19
	16,704.48

Prepaid Assessments	46,003.15
---------------------	-----------



OPERATING SUMMARY

Category	September Expenses	YTD Expenses	YTD Budget	YTD Variance	Negative YTD Variances > \$2000
Utilities	14,272	116,875	121,149	4,274	
Landscape	48,880	442,920	446,616	3,696	
Common Area	16,868	216,815	175,041	(41,774)	GUTTER/BACKFLOW
Management/On-Site Admin	51,068	337,748	353,025	15,277	
Insurance	48,750	460,337	453,834	(6,503)	~\$3K/MONTH MORE THAN BUDGET
Total Operating Expenses	179,838	1,574,695	1,549,665	(25,030)	Spending overbudget year-to-date
YTD Profit/(Loss)		41,050			

RESERVE SUMMARY

Contribution to Reserves this month:	297,096.00	Reserve Disbursements this month:	490,810.93
Contribution to Reserves Year-to-Date:	1,778,826.00	Reserve Disbursements Year-to-Date:	2,447,977.78
Interest on reserve funds Year-to-Date:	334,112.23		

ITEMS OF NOTE

1. Adj Operating Cash is calculated by Operating Account Funds minus Prepaid Assessments.
2. In a month with 31 days, assessments owed for that month would be reflected under 31-60 days late.
3. Insurance Claim of \$202,707.63 added directly to reserves, will not reflect on income statement, nor will it offset the budget.

NEPENTHE ASSOCIATION
 COMPARATIVE BALANCE SHEET
 09/30/2024

c/o FirstService Residential
 15241 Laguna Canyon Rd
 Irvine CA 92618

FirstService Residential CA
 15241 Laguna Canyon Road
 Irvine CA 92618

	CURRENT MONTH	PRIOR MONTH

CASH AND INVESTMENTS		
OPERATING ACCOUNT FUNDS	190,857.76	275,968.71
PETTY CASH	150.00	150.00
RESERVE ACCOUNT FUNDS	10,067,469.22	10,218,553.20
	-----	-----
TOTAL CASH AND INVESTMENTS	10,258,476.98	10,494,671.91
OTHER ASSETS		
DUE TO RESERVES	475.00	0.00
DUE FROM OPERATING	(475.00)	0.00
UNFUNDED RESERVES	0.00	296,346.00
RECEIVABLE FROM MANAGEMENT	900.00	900.00
	-----	-----
TOTAL OTHER ASSETS	900.00	297,246.00
TOTAL ASSETS	10,259,376.98	10,791,917.91
	=====	=====
LIABILITIES		

ACCOUNTS PAYABLE	291,052.50	261,947.50
UNFUNDED RESERVES	0.00	296,346.00
	-----	-----
TOTAL LIABILITIES	291,052.50	558,293.50
MEMBERS EQUITY		

GENERAL RESERVE FUND BALANCE	10,067,944.22	10,218,553.20
OPERATING FUND BALANCE-BEG OF YEAR	(140,811.41)	(140,811.41)
CURRENT YEAR INCOME/(LOSS)	41,191.67	155,882.62
	-----	-----
TOTAL LIABILITIES & MEMBERS EQUITY	10,259,376.98	10,791,917.91
	=====	=====

NEPENTHE ASSOCIATION
RESERVE FUND BALANCES SUPPORT SCHEDULES
09/30/2024

c/o FirstService Residential
15241 Laguna Canyon Rd
Irvine CA 92618

FirstService Residential CA
15241 Laguna Canyon Road
Irvine CA 92618

	PRIOR YEAR BALANCE	BEG BAL REALLOCATION	ADDITIONS THIS YEAR	EXPENSE CURRENT MONTH	PREVIOUS EXP CURRENT YEAR	CURRENT BALANCE
GENERAL RESERVES						
23103 INTEREST ON RESERVE FUNDING	524,279.79	(524,279.79)	337,917.40	0.00	0.00	337,917.40
22872 GYM/WORKOUT FACILITY	31,790.43	(16,544.17)	2,448.00	0.00	0.00	17,694.26
22960 PAINTING-INTERIOR RESERVES	21,475.36	(10,585.17)	1,818.00	0.00	0.00	12,708.19
23014 CONCRETE REPAIRED RESERVES	160,344.60	(44,908.64)	18,900.00	0.00	(72,361.00)	61,974.96
23058 GENERAL RESERVES	0.00	0.00	0.00	0.00	(2,778.68)	(2,778.68)
23120 ROOF RESERVES	6,657,012.44	(2,796,702.98)	630,288.00	(24,410.03)	(26,132.00)	4,440,055.43
23122 POOL/SPA RESERVES	143,567.02	5,628.52	24,300.00	(1,950.00)	(12,336.62)	159,208.92
23127 FENCING RESERVES	(139,895.10)	502,538.27	59,265.00	(76,607.53)	(584,765.35)	(239,464.71)
23130 CONTIGENCY RESERVES	0.00	0.00	0.00	0.00	(223,534.00)	(223,534.00)
23133 IRRIGATION RESERVES	329,808.71	530,515.93	140,526.00	(20,589.00)	(121,881.00)	858,380.64
23146 SIGNS RESERVES	46,858.61	(15,277.07)	5,229.00	(145.47)	(1,570.40)	35,094.67
23178 PAVING RESERVES	712,705.89	(115,923.74)	97,380.00	0.00	0.00	694,162.15
23199 RESERVE STUDY RESERVES	4,815.49	3,896.66	1,368.00	0.00	(6,600.00)	3,480.15
23201 PRIOR YEAR FUNDING	187,620.00	(187,620.00)	0.00	0.00	0.00	0.00
L23133 OUTDOOR EQUIPMENT RSRV	(537.99)	799.19	36.00	0.00	0.00	297.20
L23135 PAINT EXTERIOR RSRV	1,098,643.63	(420,185.09)	110,772.00	(24,500.00)	(80,500.00)	684,230.54
L23136 STRUCTURAL REPAIRS RSRV	1,791,300.39	269,122.66	336,303.00	(314,093.90)	(842,382.79)	1,240,249.36
N22911 UNDERGROUND UTILITY RSRV	(70,237.81)	209,632.18	22,797.00	0.00	(4,990.00)	157,201.37
N23017 CLUBHOUSE RENOVATION RSRV	417,259.04	(254,995.28)	26,505.00	0.00	(41,479.17)	147,289.59
N23130 MISCELLANEOUS RSRV	84,222.18	(73,331.99)	1,836.00	0.00	(3,224.76)	9,501.43
N23274 TENNIS COURT RSRV	117,812.55	(43,759.29)	12,051.00	0.00	0.00	86,104.26
N23275 GROUNDS RESERVE	(725,443.29)	1,585,767.93	234,960.00	0.00	(259,577.00)	835,707.64
N23282 TREE REMOVAL ANNUAL MAINT RSRV	(473,273.29)	1,333,597.93	46,842.00	(28,515.00)	(153,922.75)	724,728.89
N22991 POLE LIGHT REPAIRS RSRV	(29,943.38)	62,613.94	5,202.00	0.00	(10,138.00)	27,734.56
Z29000 PENDING RESERVE EXPENSE	(195.74)	0.00	0.00	0.00	195.74	0.00
TOTAL GENERAL RESERVES	10,889,989.53	0.00	2,116,743.40	(490,810.93)	(2,447,977.78)	10,067,944.22

NEPENTHE ASSOCIATION
INCOME STATEMENT
09/30/2024

c/o FirstService Residential
15241 Laguna Canyon Rd
Irvine CA 92618

FirstService Residential CA
15241 Laguna Canyon Road
Irvine CA 92618

----- ACTUAL	---MONTH--- BUDGETED	----- VARIANCE	G/L NUMBER	DESCRIPTION	----- ACTUAL	YEAR TO DATE BUDGETED	----- VARIANCE	ANNUAL BUDGET	\$ REMAINING IN BUDGET
REVENUE									
360,084.33	365,799	(5,714.67)	14000	HOMEOWNER ASSESSMENT REVENUE	3,262,871.82	3,292,191	(29,319.18)	4,389,588	1,126,716.18
0.00	2,000	(2,000.00)	14087	EASEMENT AGREEMENT	18,324.57	18,000	324.57	24,000	5,675.43
114.67	150	(35.33)	14101	INTEREST ON PAST DUE ASSESSMENTS	1,616.13	1,350	266.13	1,800	183.87
50.00	50	0.00	14110	KEY REVENUE	670.00	450	220.00	600	(70.00)
415.00	350	65.00	14113	CLUBHOUSE RENTAL	5,785.00	3,150	2,635.00	4,200	(1,585.00)
658.00	0	658.00	14116	CC&R VIOLATIONS/FINES	3,796.00	0	3,796.00	0	(3,796.00)
(225.00)	1,400	(1,625.00)	14122	INSURANCE REIMBURSEMENT	87,374.39	12,600	74,774.39	16,800	(70,574.39)
0.00	0	0.00	14132	MISCELLANEOUS REVENUE	11,061.89	0	11,061.89	0	(11,061.89)
253.70	0	253.70	14162	OPERATING INTEREST REVENUE	2,320.38	0	2,320.38	0	(2,320.38)
43,105.95	0	43,105.95	14163	RESERVE INTEREST REVENUE	337,917.40	0	337,917.40	0	(337,917.40)
750.00	0	750.00	14357	RESERVE CONTRIBUTION	750.00	0	750.00	0	(750.00)
405,206.65	369,749	35,457.65		TOTAL REVENUE	3,732,487.58	3,327,741	404,746.58	4,436,988	704,500.42
RESERVE CONTRIBUTION									
408.00	272	(136.00)	19572	GYM/WORKOUT FACILITIES RESERVES	2,448.00	2,448	0.00	3,264	816.00
303.00	202	(101.00)	19660	PAINTING-INTERIOR RES	1,818.00	1,818	0.00	2,424	606.00
3,150.00	2,100	(1,050.00)	19714	CONCRETE REPAIR RESERVE	18,900.00	18,900	0.00	25,200	6,300.00
43,105.95	0	(43,105.95)	19803	GENERAL RESERVE INTEREST	337,917.40	0	(337,917.40)	0	(337,917.40)
105,048.00	70,032	(35,016.00)	19820	ROOF RESERVE	630,288.00	630,288	0.00	840,384	210,096.00
4,050.00	2,700	(1,350.00)	19822	POOL/SPA RESERVE	24,300.00	24,300	0.00	32,400	8,100.00
9,877.50	6,585	(3,292.50)	19827	FENCING RESERVE	59,265.00	59,265	0.00	79,020	19,755.00
23,421.00	15,614	(7,807.00)	19833	IRRIGATION RESERVE	140,526.00	140,526	0.00	187,368	46,842.00
871.50	581	(290.50)	19846	SIGN RESERVE	5,229.00	5,229	0.00	6,972	1,743.00
16,230.00	10,820	(5,410.00)	19878	PAVING RESERVE	97,380.00	97,380	0.00	129,840	32,460.00
228.00	152	(76.00)	19899	RESERVE STUDY	1,368.00	1,368	0.00	1,824	456.00
6.00	4	(2.00)	L19833	OUTDOOR EQUIPMENT RSRV	36.00	36	0.00	48	12.00
18,462.00	12,308	(6,154.00)	L19835	PAINTING EXTERIOR RESERVE	110,772.00	110,772	0.00	147,696	36,924.00
56,050.50	37,367	(18,683.50)	L19836	STRUCTURAL REPAIRS RSRV	336,303.00	336,303	0.00	448,404	112,101.00
3,799.50	2,533	(1,266.50)	N19611	UNDERGROUND UTILITY REPR RSV	22,797.00	22,797	0.00	30,396	7,599.00
867.00	578	(289.00)	N19691	POLE LIGHT REPR RSV	5,202.00	5,202	0.00	6,936	1,734.00
4,417.50	2,945	(1,472.50)	N19717	CLBHOUSE REMODEL INTERIOR RENOVATI	26,505.00	26,505	0.00	35,340	8,835.00
306.00	204	(102.00)	N19830	MISCELLANEOUS RSV	1,836.00	1,836	0.00	2,448	612.00
2,008.50	1,339	(669.50)	N19974	COMMON TENNIS CRT RSV	12,051.00	12,051	0.00	16,068	4,017.00
24,171.00	15,614	(8,557.00)	N19975	GROUNDS RSV	141,276.00	140,526	(750.00)	187,368	46,092.00
23,421.00	15,614	(7,807.00)	N19982	TREE REM/ ANNL MAINT RSV	140,526.00	140,526	0.00	187,368	46,842.00
340,201.95	197,564	(142,637.95)		TOTAL RESERVE CONTRIBUTION	2,116,743.40	1,778,076	(338,667.40)	2,370,768	254,024.60
65,004.70	172,185	(107,180.30)		AVAILABLE OPERATING REVENUE	1,615,744.18	1,549,665	66,079.18	2,066,220	450,475.82
OPERATING EXPENSES									

NEPENTHE ASSOCIATION
INCOME STATEMENT
09/30/2024

c/o FirstService Residential
15241 Laguna Canyon Rd
Irvine CA 92618

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Irvine CA 92618

----- ACTUAL	---MONTH--- BUDGETED	----- VARIANCE	G/L NUMBER	DESCRIPTION	----- ACTUAL	YEAR TO DATE BUDGETED	----- VARIANCE	ANNUAL BUDGET	\$ REMAINING IN BUDGET
UTILITIES									
4,328.14	4,252	(76.14)	15101	ELECTRICITY	37,586.59	38,268	681.41	51,024	13,437.41
1,313.25	2,122	808.75	15102	GAS	13,950.79	19,098	5,147.21	25,464	11,513.21
1,418.91	510	(908.91)	15103	REFUSE COLLECTION	6,835.44	4,590	(2,245.44)	6,120	(715.44)
164.24	172	7.76	15105	TELEPHONE EXPENSE	1,478.16	1,548	69.84	2,064	585.84
6,115.51	5,865	(250.51)	15106	WATER	50,747.40	52,785	2,037.60	70,380	19,632.60
932.12	540	(392.12)	15155	INTERNET EXPENSE	6,276.69	4,860	(1,416.69)	6,480	203.31
14,272.17	13,461	(811.17)		TOTAL UTILITIES	116,875.07	121,149	4,273.93	161,532	44,656.93
LAND MAINTENANCE									
48,880.00	48,880	0.00	15500	CONTRACT LANDSCAPE SERVICE	439,920.00	439,920	0.00	586,560	146,640.00
0.00	744	744.00	15511	BACKFLOW DEVICE TEST	3,000.00	6,696	3,696.00	8,928	5,928.00
48,880.00	49,624	744.00		TOTAL LAND MAINTENANCE	442,920.00	446,616	3,696.00	595,488	152,568.00
COMMON AREA									
3,675.00	3,475	(200.00)	16020	CONTRACT POOL/SPA SERVICE	30,990.00	31,275	285.00	41,700	10,710.00
0.00	85	85.00	16022	POOL EQUIPMENT REPAIR	666.69	765	98.31	1,020	353.31
0.00	210	210.00	16027	POOL INSPECTION	3,866.85	1,890	(1,976.85)	2,520	(1,346.85)
1,000.00	210	(790.00)	18457	PLUMBING REPAIR	1,525.00	1,890	365.00	2,520	995.00
0.00	0	0.00	18501	EXPENSES TO BE REIMBURSED	(6,570.00)	0	6,570.00	0	6,570.00
887.22	1,300	412.78	18524	MATERIAL SUPPLIES	4,497.00	11,700	7,203.00	15,600	11,103.00
1,865.00	335	(1,530.00)	18526	PEST CONTROL	3,560.00	3,015	(545.00)	4,020	460.00
2,490.00	2,657	167.00	18531	JANITORIAL SERVICE	27,580.00	23,913	(3,667.00)	31,884	4,304.00
0.00	192	192.00	18532	JANITORIAL SUPPLIES	1,844.76	1,728	(116.76)	2,304	459.24
0.00	21	21.00	18534	FIRE EXTINGUISHER SERVICE	601.12	189	(412.12)	252	(349.12)
207.00	0	(207.00)	18544	LIGHT REPAIRS	1,052.00	0	(1,052.00)	0	(1,052.00)
672.00	739	67.00	18579	PATROL SERVICE	6,137.74	6,651	513.26	8,868	2,730.26
0.00	6,250	6,250.00	18736	GUTTER & DOWNSPOUT CLEANING	87,632.00	56,250	(31,382.00)	75,000	(12,632.00)
4,947.93	3,750	(1,197.93)	18767	REPAIR & MAINTENANCE	40,173.00	33,750	(6,423.00)	45,000	4,827.00
1,008.70	0	(1,008.70)	18771	BACKFLOW DEVICE TEST	10,677.70	0	(10,677.70)	0	(10,677.70)
0.00	140	140.00	18905	KITCHEN SUPPLIES	1,019.10	1,260	240.90	1,680	660.90
115.00	85	(30.00)	18986	FITNESS CONTRACT	1,562.13	765	(797.13)	1,020	(542.13)
16,867.85	19,449	2,581.15		TOTAL COMMON AREA	216,815.09	175,041	(41,774.09)	233,388	16,572.91
MANAGEMENT/ON-SITE ADMIN EXP									
150.00	175	25.00	18001	COMMUNITY WEBSITE	6,778.88	1,575	(5,203.88)	2,100	(4,678.88)
0.00	100	100.00	18003	COMMUNITY EVENTS/PROGRAMS	(137.81)	900	1,037.81	1,200	1,337.81
7,800.00	8,190	390.00	19109	CONTRACT MANAGEMENT	70,200.00	73,710	3,510.00	98,280	28,080.00
0.00	210	210.00	19101	CPA SERVICES	2,105.00	1,890	(215.00)	2,520	415.00
0.00	0	0.00	19104	FEDERAL TAX EXPENSE	(44,079.00)	0	44,079.00	0	44,079.00
0.00	0	0.00	19105	FRANCHISE TAX BOARD	(17,679.00)	0	17,679.00	0	17,679.00

NEPENTHE ASSOCIATION
INCOME STATEMENT
09/30/2024

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----- ACTUAL	---MONTH--- BUDGETED	----- VARIANCE	G/L NUMBER	DESCRIPTION	----- ACTUAL	YEAR TO DATE BUDGETED	----- VARIANCE	ANNUAL BUDGET	\$ REMAINING IN BUDGET
0.00	25	25.00	19106	TAXES & LICENSES	(362.00)	225	587.00	300	662.00
1,850.00	1,167	(683.00)	19108	GENERAL COUNSEL SERVICE	43,219.90	10,503	(32,716.90)	14,004	(29,215.90)
3,609.50	3,334	(275.50)	19111	MANAGEMENT REIMBURSABLE	36,525.00	30,006	(6,519.00)	40,008	3,483.00
221.55	21	(200.55)	19112	POSTAGE, ON-SITE	495.60	189	(306.60)	252	(243.60)
0.00	100	100.00	19117	DUES & PUBLICATIONS	600.00	900	300.00	1,200	600.00
35.00	35	0.00	19119	BANK FEES	335.00	315	(20.00)	420	85.00
24,501.88	16,500	(8,001.88)	19124	ON-SITE STAFF	150,508.49	148,500	(2,008.49)	198,000	47,491.51
520.00	583	63.00	17209	PAYROLL PROCESSING FEES	4,160.00	5,247	1,087.00	6,996	2,836.00
(2,284.67)	0	2,284.67	19126	DELINQUENCY MONITORING	(10,299.59)	0	10,299.59	0	10,299.59
1,578.16	100	(1,478.16)	19132	OPERATING CONTINGENCY	4,425.16	900	(3,525.16)	1,200	(3,225.16)
445.55	317	(128.55)	19172	ACCOUNTING REIMBURSABLES	4,236.85	2,853	(1,383.85)	3,804	(432.85)
345.00	125	(220.00)	19174	AMS COLLECTION EXPENSE	4,123.81	1,125	(2,998.81)	1,500	(2,623.81)
(142.14)	85	227.14	19178	PROPERTY TAX	352.70	765	412.30	1,020	667.30
11,469.87	7,583	(3,886.87)	19247	PAYROLL TAXES & BENEFITS	75,502.70	68,247	(7,255.70)	90,996	15,493.30
765.11	125	(640.11)	19295	ON-SITE OFFICE SUPPLIES	2,501.40	1,125	(1,376.40)	1,500	(1,001.40)
60.83	450	389.17	19382	COPIER LEASE	4,092.29	4,050	(42.29)	5,400	1,307.71
50,925.64	39,225	(11,700.64)		TOTAL MANAGEMENT/ON-SITE ADMIN E	337,605.38	353,025	15,419.62	470,700	133,094.62
				INSURANCE					
19,644.99	16,851	(2,793.99)	19107	INSURANCE	170,991.97	151,659	(19,332.97)	202,212	31,220.03
29,105.00	33,575	4,470.00	DC19307	FLOOD INSURANCE	289,345.00	302,175	12,830.00	402,900	113,555.00
48,749.99	50,426	1,676.01		TOTAL INSURANCE	460,336.97	453,834	(6,502.97)	605,112	144,775.03
179,695.65	172,185	(7,510.65)		TOTAL OPERATING EXPENSES	1,574,552.51	1,549,665	(24,887.51)	2,066,220	491,667.49
(114,690.95)	0	(114,690.95)		NET INCOME/(LOSS)	41,191.67	0	41,191.67	0	(41,191.67)

NEPENTHE ASSOCIATION
INCOME STATEMENT FOR 12 MONTHS ENDING
09/30/2024

c/o FirstService Residential
15241 Laguna Canyon Rd
Irvine CA 92618

FirstService Residential CA
15241 Laguna Canyon Road
Irvine CA 92618

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	TOTAL
REVENUE													
14000 HOMEOWNER ASSESSMENT REVENUE	323292	332939	348217	366882	352421	366890	368124	370812	349054	378288	350317	360084	4267320
14087 EASEMENT AGREEMENT	-1469	0	5874	0	7276	0	0	7816	0	0	3233	0	22729
14101 INTEREST ON PAST DUE ASSESMEN	277	70	1633	49	75	461	66	299	450	31	71	115	3596
14110 KEY REVENUE	60	95	50	90	75	75	50	60	145	85	40	50	875
14113 CLUBHOUSE RENTAL	0	890	865	1440	355	645	0	725	1835	-625	995	415	7540
14116 CC&R VIOLATIONS/FINES	0	0	1744	0	620	0	620	620	0	596	682	658	5540
14122 INSURANCE REIMBURSEMENT	450	0	225	0	71172	-40	4993	225	0	10800	450	-225	88049
14132 MISCELLANEOUS REVENUE	-572	0	626	0	11062	0	0	0	0	0	0	0	11116
14162 OPERATING INTEREST REVENUE	271	256	248	283	259	247	272	255	235	243	273	254	3095
14163 RESERVE INTEREST REVENUE	13701	72731	43605	41299	28496	31274	28263	70026	37279	38608	19567	43106	467955
14234 LEGAL REIMBURSEMENTS	0	0	2523	0	0	0	0	0	0	0	0	0	2523
14357 RESERVE CONTRIBUTION	0	0	0	0	0	0	0	0	0	0	0	750	750
TOTAL REVENUE	336010	406980	405610	410043	471810	399552	402387	450838	388998	428026	375627	405207	4881088
RESERVE CONTRIBUTION													
19572 GYM/WORKOUT FACILITIES RESERVE	413	413	275	0	272	272	272	272	136	272	544	408	3548
19660 PAINTING-INTERIOR RES	276	276	184	0	202	202	202	202	101	202	404	303	2554
19714 CONCRETE REPAIR RESERVE	6146	6146	4097	0	2100	2100	2100	2100	1050	2100	4200	3150	35288
19803 GENERAL RESERVE INTEREST	13701	72731	43605	41299	28496	31274	28263	70026	37279	38608	19567	43106	467955
19820 ROOF RESERVE	105782	105782	70521	0	70032	70032	70032	70032	35016	70032	140064	105048	912372
19822 POOL/SPA RESERVE	4127	4127	2751	0	2700	2700	2700	2700	1350	2700	5400	4050	35304
19827 FENCING RESERVE	7403	7403	4935	0	6585	6585	6585	6585	3293	6585	13170	9878	79005
19833 IRRIGATION RESERVE	15716	15716	10477	0	15614	15614	15614	15614	7807	15614	31228	23421	182434
19846 SIGN RESERVE	555	555	370	0	581	581	581	581	291	581	1162	872	6709
19878 PAVING RESERVE	17442	17442	11628	0	10820	10820	10820	10820	5410	10820	21640	16230	143892
19899 RESERVE STUDY	249	249	166	0	152	152	152	152	76	152	304	228	2032
L19833 OUTDOOR EQUIPMENT RSRV	8	8	5	0	4	4	4	4	2	4	8	6	56
L19835 PAINTING EXTERIOR RESERVE	20244	20244	13496	0	12308	12308	12308	12308	6154	12308	24616	18462	164756
L19836 STRUCTURAL REPAIRS RSRV	61503	61503	41002	0	37367	37367	37367	37367	18684	37367	74734	56051	500311
N19611 UNDERGROUND UTILITY REPR RSV	2093	2093	1395	0	2533	2533	2533	2533	1267	2533	5066	3800	28377
N19691 POLE LIGHT REPR RSV	927	927	618	0	578	578	578	578	289	578	1156	867	7674
N19717 CLBHOUSE REMODEL INTERIOR RENO	4502	4502	3001	0	2945	2945	2945	2945	1473	2945	5890	4418	38509
N19830 MISCELLANEOUS RSV	651	651	434	0	204	204	204	204	102	204	408	306	3572
N19974 COMMON TENNIS CRT RSV	1968	1968	1312	0	1339	1339	1339	1339	670	1339	2678	2009	17299
N19975 GROUNDS RSV	15716	15716	10477	0	15614	15614	15614	15614	7807	15614	31228	24171	183184
N19982 TREE REM/ ANNL MAINT RSV	15716	15716	10477	0	15614	15614	15614	15614	7807	15614	31228	23421	182434
TOTAL RESERVE CONTRIBUTION	295133	354162	231226	41299	226060	228838	225827	267590	136061	236172	414695	340202	2997265
AVAILABLE OPERATING REVENUE	40878	52818	174384	368744	245750	170714	176560	183248	252938	191854	-39067	65005	1883823
OPERATING EXPENSES													

NEPENTHE ASSOCIATION
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09/30/2024

c/o FirstService Residential
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15241 Laguna Canyon Road
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	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	TOTAL	
UTILITIES														
15101	ELECTRICITY	1289	4034	3422	3589	3891	7284	0	6387	3685	4124	4298	4328	46332
15102	GAS	1679	2941	2697	2569	2521	1928	1372	740	2074	869	565	1313	21267
15103	REFUSE COLLECTION	90	95	486	776	1110	690	1007	118	3715	612	-2613	1419	7507
15105	TELEPHONE EXPENSE	164	164	164	164	164	164	164	164	164	164	164	164	1971
15106	WATER	8038	5424	4875	6088	7125	5055	6012	5085	5001	5089	5176	6116	69084
15155	INTERNET EXPENSE	627	627	627	627	637	637	637	652	652	752	752	932	8157
	TOTAL UTILITIES	11886	13286	12270	13814	15448	15758	9192	13146	15292	11610	8343	14272	154318
LAND MAINTENANCE														
15500	CONTRACT LANDSCAPE SERVICE	45100	45100	45100	0	97760	48880	48880	48880	48880	48880	48880	48880	575220
15511	BACKFLOW DEVICE TEST	7524	0	0	0	3000	0	0	0	0	0	0	0	10524
	TOTAL LAND MAINTENANCE	52624	45100	45100	0	100760	48880	48880	48880	48880	48880	48880	48880	585744
COMMON AREA														
16020	CONTRACT POOL/SPA SERVICE	3675	3525	3375	3675	3375	3075	3225	3075	3525	3525	3840	3675	41565
16022	POOL EQUIPMENT REPAIR	0	0	0	0	0	0	0	550	117	0	0	0	667
16027	POOL INSPECTION	0	0	0	0	0	659	1919	0	1289	0	0	0	3867
18457	PLUMBING REPAIR	0	625	0	0	0	0	300	0	0	0	225	1000	2150
18501	EXPENSES TO BE REIMBURSED	0	0	0	-360	0	-1350	0	0	-4860	0	0	0	-6570
18524	MATERIAL SUPPLIES	0	2231	347	636	576	751	1146	-431	524	408	0	887	7074
18526	PEST CONTROL	1507	150	0	365	0	355	65	65	265	215	365	1865	5217
18531	JANITORIAL SERVICE	2959	6041	0	4980	3470	3940	2490	0	2490	5230	2490	2490	36580
18532	JANITORIAL SUPPLIES	0	0	0	1013	0	12	166	-360	0	1013	0	0	1845
18534	FIRE EXTINGUISHER SERVICE	0	0	0	0	225	193	182	0	0	0	0	0	601
18544	LIGHT REPAIRS	0	0	0	0	0	0	355	0	0	0	490	207	1052
18579	PATROL SERVICE	545	467	1144	634	1304	0	696	672	732	696	732	672	8294
18736	GUTTER & DOWNSPOUT CLEANING	32456	0	0	32456	27588	0	27588	0	0	0	0	0	120088
18767	REPAIR & MAINTENANCE	4397	6436	5337	2502	5979	4768	5170	4287	5039	3115	4365	4948	56342
18771	BACKFLOW DEVICE TEST	0	0	0	0	0	96	0	96	0	0	9477	1009	10678
18905	KITCHEN SUPPLIES	0	0	0	219	88	0	0	0	374	63	275	0	1019
18986	FITNESS CONTRACT	0	0	0	256	0	228	0	161	115	125	561	115	1562
	TOTAL COMMON AREA	45539	19475	10202	46377	42604	12728	43303	8116	9609	14391	22820	16868	292030
MANAGEMENT/ON-SITE ADMIN EXP														
18001	COMMUNITY WEBSITE	150	150	150	150	1230	249	150	2275	150	150	2275	150	7229
18003	COMMUNITY EVENTS/PROGRAMS	91	0	897	470	97	45	105	0	-855	0	0	0	850
19109	CONTRACT MANAGEMENT	7800	7800	7800	7800	7800	7800	7800	7800	7800	7800	7800	7800	93600
19010	PENDING P-CARD EXPENSE	426	-426	0	0	0	0	0	0	0	0	0	0	0
19101	CPA SERVICES	0	0	0	0	0	2105	0	0	0	0	0	0	2105

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19104 FEDERAL TAX EXPENSE	0	0	0	0	0	0	89961	0	41760	0	-175800	0	-44079
19105 FRANCHISE TAX BOARD	0	0	0	0	0	0	19205	0	10850	0	-47734	0	-17679
19106 TAXES & LICENSES	0	1260	0	0	0	0	0	0	0	-362	0	0	898
19108 GENERAL COUNSEL SERVICE	495	2981	3264	11181	0	11217	4500	2646	1886	3642	6298	1850	49960
19111 MANAGEMENT REIMBURSABLE	3610	6294	925	3620	7604	3610	3610	3610	3610	3645	3610	3610	47354
19112 POSTAGE, ON-SITE	0	40	0	0	79	0	57	138	0	0	0	222	535
19117 DUES & PUBLICATIONS	0	0	0	0	0	600	0	0	0	0	0	0	600
19119 BANK FEES	35	35	35	55	35	35	35	35	35	35	35	35	440
19124 ON-SITE STAFF	7269	21827	14038	0	23825	29769	7057	22193	14516	14264	14382	24502	193642
17209 PAYROLL PROCESSING FEES	1040	520	1040	0	520	520	520	520	520	520	520	520	6760
19126 DELINQUENCY MONITORING	-1041	-974	-2564	-440	-671	-2633	-750	-1389	-935	-650	-546	-2285	-14879
19132 OPERATING CONTINGENCY	0	0	491	0	0	0	0	2847	0	0	0	1578	4916
19143 LEGAL-COLLECTIONS	0	-512	739	0	0	0	0	0	0	0	0	0	227
19172 ACCOUNTING REIMBURSABLES	340	671	0	389	1141	467	374	364	368	326	363	446	5248
19174 AMS COLLECTION EXPENSE	-423	493	-908	781	737	-1260	880	180	-48	944	1564	345	3287
19178 PROPERTY TAX	0	785	0	0	0	0	0	0	0	495	0	-142	1137
19247 PAYROLL TAXES & BENEFITS	3859	10361	6883	0	11997	13851	3783	11586	7647	7566	7604	11470	96606
19295 ON-SITE OFFICE SUPPLIES	127	605	231	482	480	222	157	114	191	92	0	765	3464
19382 COPIER LEASE	0	2511	482	447	0	654	718	1008	89	521	593	61	7085
TOTAL MANAGEMENT/ON-SITE ADM	23777	54420	33504	24934	54873	67250	138160	53928	87584	38989	-179038	50926	449306
INSURANCE													
19107 INSURANCE	32443	7559	16221	16221	16221	16221	16221	41221	16221	16221	12798	19645	227215
DC1930 FLOOD INSURANCE	31467	31467	-22167	56505	29105	29105	29105	29105	29105	29105	29105	29105	330112
TOTAL INSURANCE	63910	39026	-5946	72726	45326	45326	45326	70326	45326	45326	41903	48750	557327
TOTAL OPERATING EXPENSES	197735	171306	95131	157851	259012	189942	284861	194397	206691	159196	-57092	179696	2038725
<i>NET INCOME/(LOSS)</i>	<i>-156858</i>	<i>-118489</i>	<i>79212</i>	<i>210893</i>	<i>-13261</i>	<i>-19228</i>	<i>-108301</i>	<i>-11149</i>	<i>45022</i>	<i>33883</i>	<i>18025</i>	<i>-114691</i>	<i>-154943</i>