



NEPENTHE ASSOCIATION

Open Session Nepenthe Board of Directors

January 3, 2024 6:00 PM
Nepenthe Clubhouse
1131 Commons Drive
Sacramento, CA

MINUTES

Directors Present

MARKUS DASCHER TTEE - President
CHERYL NELSON - Vice President
JACQUELYN GREBITUS - Secretary
WILLIAM HENLE TRUSTEE - Treasurer
CHRISTINA GEORGE - Member at Large

Directors Absent

None

Additional Attendees

Dusty Favichia, General Manager, FirstService Residential Management, Inc.
Julienna Michel, Administrative Assistant, FirstService Residential Management, Inc.
Paul Reeves, Construction Manager, Reeves Construction

I. CALL TO ORDER

II. EXECUTIVE SESSION ACKNOWLEDGEMENT/ANNOUNCEMENT

III. REPORTS

A. CONSTRUCTION MANAGER'S REPORT

The Board accepted the monthly report as provided by Construction Manager, Paul Reeves. Additionally, Paul Reeves was in attendance at the meeting and provided a verbal report on Phase 1 of the project, as well as projections for Phase 2.

B. GENERAL MANAGER'S REPORT

The Board accepted the work order report provided by General Manager, Dusty Favichia. Dusty also responded to Board inquiries regarding the service request process and various other matters, and also acknowledged two homeowner correspondence submittals that were not included in the board packet.

IV. COMMITTEE UPDATES

Most Nepenthe Committees did not meet in the month of December 2023; therefore, no meeting minutes were produced with the exception of the Architectural Review Committee.

A verbal report was provided by Alan Watters for the Architectural Review Committee. Additionally, Alan responded to questions from the Board regarding the emergency approval process.

In lieu of an update from the Finance Committee, Board Treasurer, Bill Henle referenced to documents included in the board packet pertaining to Grounds Expenses in 2023. Additionally, Committee Liaison,

Christina George provided a verbal Grounds Committee Report.

Nancy Arndorfer provided a verbal report for the ILS Committee, and Marcy Best provided a verbal report for the Outreach Committee.

V. HOMEOWNER CORRESPONDENCE

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

VI. UNFINISHED BUSINESS

A. HOMEOWNER COMMENT AND CORRESPONDENCE FOLLOW UP

The Board stated that written follow up for the December 6th open board meeting, as well as the special open board meetings of; December 18th and December 27th can be found in the published Board Packet for this meeting, January 3, 2024, on the Nepenthe Website. Jackie Grebitus also encouraged homeowners to read these responses. Additionally, Cheryl Nelson was thanked by management for the time she spends on these detailed responses.

VII. NEW BUSINESS

A. MINUTES APPROVAL

Resolved

The Open Session Minutes dated December 6, 2023, and December 27, 2023, were approved as presented.

Motion: JACQUELYN GREBITUS

Second: WILLIAM HENLE TRUSTEE

AYEs: JACQUELYN GREBITUS, CHRISTINA GEORGE, CHERYL NELSON, WILLIAM HENLE TRUSTEE, MARKUS DASCHER TTEE

NAYs: None

▶ *Resolved*
The motion passed

B. FINANCIALS

Resolved

The Board accepts the Association's income statement for November 2023 comparing actual results to budget, reserve statement, bank statements and reconciliations, check history report and general ledger as presented, subject to an annual audit.

Motion: WILLIAM HENLE TRUSTEE

Second: CHERYL NELSON

AYEs: JACQUELYN GREBITUS, CHRISTINA GEORGE, CHERYL NELSON, WILLIAM HENLE TRUSTEE, MARKUS DASCHER TTEE

NAYs: None

▶ *Resolved*
The motion passed

C. ARCHITECTURAL COMMITTEE: RECOMMENDATIONS

Resolved

The Board affirms the recommendations of the Architectural Review Committee as noted below:

Address	Improvement	Recommendation
201 Dunbarton Circle	Windows	Approval
1427 Commons Drive	Patio Hardscape	Approval

808 Elmhurst Circle	HVAC	Emergency Approval
801 Elmhurst Circle	HVAC	Emergency Approval
611 Dunbarton Circle	HVAC	Emergency Approval

Motion: WILLIAM HENLE TRUSTEE

Second: CHERYL NELSON

AYEs: JACQUELYN GREBITUS, CHRISTINA GEORGE, CHERYL NELSON, WILLIAM HENLE TRUSTEE, MARKUS DASCHER TTEE

NAYs: None

► **Resolved**
The motion passed

D. APPOINT 2024 INSPECTORS OF ELECTION

Resolved

The Board of Directors appointed the following homeowners in good standing to serve as the Inspectors of Election for the 2024 Election of Directors:

1. Yvonne Del Biaggio
2. Joleen Hecht
3. Diana Vizzard

Motion: CHERYL NELSON

Second: WILLIAM HENLE TRUSTEE

AYEs: JACQUELYN GREBITUS, CHRISTINA GEORGE, CHERYL NELSON, WILLIAM HENLE TRUSTEE, MARKUS DASCHER TTEE

NAYs: None

► **Resolved**
The motion passed

E. APPOINT 2024 NOMINATING COMMITTEE

Resolved

Pursuant to Bylaws Article IV, Section 4.6(a), the Board hereby appoints; Marcy Best, Karen Lowrey and Markus Dascher as Chair to serve as this year's Nominating Committee.

Motion: CHERYL NELSON

Second: JACQUELYN GREBITUS

AYEs: JACQUELYN GREBITUS, CHRISTINA GEORGE, CHERYL NELSON, WILLIAM HENLE TRUSTEE, MARKUS DASCHER TTEE

NAYs: None

► **Resolved**
The motion passed

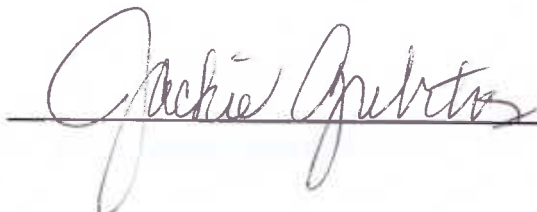
VIII. HOMEOWNER FORUM

IX. NEXT BOARD MEETING

The Association's next open Board meeting will be held February 7, 2024, at 6:00 pm.

X. ADJOURN

The meeting adjourned at 7:57 pm.





Jackie Gubins

APPROVED

2/18/24

DATE