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FirstService RESIDENTIAL

NEPENTHE

NEPENTHE ASSOCIATION

Open Session

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

MINUTES

Directors Present

MARKUS DASCHER TTEE - President
CHERYL NELSON - Vice President
CHRISTINA GEORGE - Member at Large
COURTENAY DELFIN - Treasurer

Directors Absent

BRIAN COATES - Secretary

Additional Attendees

Nicole Marks, CMCA, AMS - General Manager, FirstService Residential
Julienna Michel - Administrative Assistant, FirstService Residential

I. CALL TO ORDER

The meeting was called to order at 6PM.

II. EXECUTIVE SESSION ACKNOWLEDGEMENT/ANNOUNCEMENT

In accordance with Civil Code Section 4935(a) the Board met in Executive Session on July 3rd, 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 July 3rd. The Board took the following actions during the July 3rd meeting:

- ·The Board approved proposal from Advanced Roof Design in the amount of $25,474 for clubhouse roof replacement
- ·The Board approved proposal from Breault in the amount of $82,043 for trip hazard concrete repairs in Zones 5, 6, 7
- ·The Board approved 4 proposals from Critical Path Reconstruction in the amount of $8,226.77 for siding/fence repairs for 4 homes
- ·The Board approved proposal from Noah’s Arc Services in the amount of $1,300 to clean all tennis courts in the community

III. REPORTS

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A. CONSTRUCTION MANAGER'S REPORT

The Construction Report from Paul Reeves was reviewed.

B. GENERAL MANAGER'S REPORT

The General Manager's Report was reviewed and provided verbally by General Manager, Nicole Marks.

IV. COMMITTEE UPDATES

A. ARCHITECTURAL COMMITTEE

Resolved

The Board affirms the committee's recommendations as follows:

Address	Modification	Recommendation
1146 Vanderbilt	HVAC	Approval with Conditions: The homeowner is required to be responsible for coordinating and covering the costs to relocate the piping/electrical so that it is installed under the siding and inside the wall. This work can be coordinated with the HOA when and if the section of siding has been evaluated and determined that it needs to be replaced. If it is determined that the section does not need to be replaced, then the homeowner is responsible for all costs associated with relocating the piping/electrical under the siding. In addition, if the HOA siding maintenance work is not scheduled to take place at this residence within the next couple of months, then the homeowner should get the currently installed metal chase painted to match the existing siding as soon as possible. - Additionally, with all HVAC projects impacting siding, Management will coordinate with CPR to determine homeowner vs HOA cost for siding replacement for these projects.
1400 Commons	Solar Tube Installation	Approval
324 Elmhurst	Emergency HVAC	Emergency Approval
505 Dunbarton	Emergency HVAC	Emergency Approval
1515 University	Emergency HVAC	Emergency Approval
603 Elmhurst	HVAC	Not Recommended for Approval: Approval not recommended because the conduit installed on the exterior of the home violates Nepenthe's rules.

Motion: CHERYL NELSON
Second: MARKUS DASCHER TTEE
AYEs: CHRISTINA GEORGE, COURTENAY DELFIN, CHERYL NELSON, MARKUS DASCHER TTEE
NAYs: None

▶ ***Resolved***
The motion passed

B. OUTREACH COMMITTEE

Marcy Best provided verbal update for the Outreach Committee.

C. ILS COMMITTEE

Ricardo Pineda provided verbal update for the ILS Committee.

D. GROUNDS COMMITTEE

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Grounds update was not provided due to chair not being present.

E. FINANCE COMMITTEE

Carol Duke provided verbal/visual update for the Finance Committee.

V. HOMEOWNER CORRESPONDENCE

A. HOMEOWNER CORRESPONDENCE - 07.03.24

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

B. HOMEOWNER COMMENT/CORRESPONDENCE FOLLOW UP - 06.05.24

The Board has provided written response to all Homeowner Correspondence received for the June 5, 2024 Open Session Board Meeting.

VI. NEW BUSINESS

A. OPEN SESSION MINUTES - JUNE 5, 2024

Resolved

The Board approves the Open Session Minutes dated June 5, 2024 as presented.

Motion: CHRISTINA GEORGE
Second: MARKUS DASCHER TTEE
AYEs: CHRISTINA GEORGE, COURTENAY DELFIN, CHERYL NELSON, MARKUS DASCHER TTEE
NAYs: None

▶ ***Resolved***
The motion passed

B. FINANCIAL STATEMENT - MAY 2024

Resolved

The Board accepts the Association's income statement for May 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 $58,953.66 and year-to-date reserve funding of $989,613.88 compared to the year-to-date reserve funding budget of $987,820. The actual year-to-date operating expenses were $1,086,062.04. The budgeted year-to-date operating expenses were $860,925. The association has $91,724.75 in operating funds, which represents 0.25 months of budgeted expenses and reserve contributions. The association has $10,538,476.09 in reserve funds.

Motion: CHERYL NELSON
Second: COURTENAY DELFIN
AYEs: CHRISTINA GEORGE, COURTENAY DELFIN, CHERYL NELSON, MARKUS DASCHER TTEE
NAYs: None

▶ ***Resolved***
The motion passed

VII. HOMEOWNER FORUM

Multiple Owners addressed the Board during Homeowner Forum. Cheryl has notated all the comments/questions and will draft the responses for the August 7th Open Session Board Meeting.

VIII. NEXT BOARD MEETING

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

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IX. ADJOURN

Brian Coates

APPROVED

8/11/2024

DATE