

RESPONSES TO FEBRUARY 2025 OPEN MEETING COMMENTS and CORRESPONDENCE

Please note these responses will always be attached to packets for Open Board meetings following the meeting where the comment was made and will also be published with the monthly newsletter. As time, quantity of homeowner comments, and level of research necessary to prepare full and accurate responses permits, these responses may also be emailed mid-month after the meeting date mentioned in the heading.

HOMEOWNER COMMENTS

1. **Don Landslittel:** Two comments – a) There are a couple of remedies for moss on the roof and we should have our vendor explore them; b) it would be nice to have an updated dues comparison sheet.

BOARD RESPONSE: During routine, periodic inspections of our roofs, our vendor notes conditions which need remedy. The Board will request suggestions from the vendor for corrective action whenever moss is a problem. The Board is preparing an up-to-date dues comparison chart and will provide it as soon as all information is collected and verified.

2. **Mary Gray:** a) Why is ILS looking at the Howe Ave berm? It is City property and should have come to Grounds; b) She was billed for January water.
[GM advised that the March billing should not show billing for water and that, if there is water on that City billing, to contact the office. The City has assured management that refunds will be issued for January water billings.]

BOARD RESPONSE: a) Homeowner concern about fire danger from the condition of the area prompted the Board to ask ILS for a review and recommendation. The area contains City trees but if a fire occurred there, Neperthe homes and facilities might be at risk. The Board is asking the City Fire Department to review the area.

3. **Susan Dietrich:** Would like information on the survey options.

BOARD RESPONSE: A preference survey will be sent to all homeowners asking their preference among possible solutions for the insurance deductible issue. The options are being developed in concert with legal and insurance experts to give the community an opportunity to express its preference for a solution to the issue.

4. **Barbara Beddow:** a) When the preference survey goes out, can changes be made to the CC&Rs? b) The January HO Responses gave an incorrect name (on page 100 in the packet) – Barbara Bevan made the comment, not Barbara Beddow. c) Jerry Dunn has said there is no way to rely upon loss assessment insurance to cover the deductible. d) The Grounds minutes give a recommendation to reduce the number of

days blowers are used. That may work for turf areas, but where there are walkways, there is always debris that needs to be removed frequently.

BOARD RESPONSE: Upon the completion of the survey, the Board will determine what the next steps will be. Please see the GM information below in response to question 8. Your concern about adequately clearing walkways will be shared with the Grounds committee as will the comment from Bill White (question 5 below). Please accept our apologies for the misidentification of you for Barbara Bevan. The Grounds Committee will be informed of your concern on debris on walkways.

5. **Bill White:** On Friday email blasts, please include the link to the Board packets. [GM advised that it was in the blast preceding the meeting and will continue to be in the Friday blast before the Open Meeting.]

6. **Karen Lowery:** She also did not find the link to the packet.

BOARD RESPONSE: Please see the GM response above.

7. **Barbara Beddow:** When will the system for using card keys at the front door (during office hours?) be operational?

[GM announced the use is being determined and it will be announced once it is in place.]

8. **Diane Schaal:** a) Regarding the preference survey – will homeowners be advised of the responses?

{GM advised the survey is for information gathering only. A formal Board decision will be made and, if changing the CC&Rs is the decision, a formal election will occur. Director White advised that official voting will be a separate election from the survey and the election of new Directors.}

b) NextDoor has had some postings by a Nepenthe resident referring people to the current website. Please find out who it is and ask them not to do so.

BOARD RESPONSE: b) Our new website is planned to be operational in April. At that time, access to all but general information will be via homeowner login only. Postings to web sites is considered free speech and the Association has no legal right to limit that.

CORRESPONDENCE

1. Letters on the topic of insurance, the increased deductible and the possible conflict with our CC&Rs were submitted by:

Bonnie Jacobson, Jerry Dunn, Peter Pelkofer, Joel Wheeden, and Nancy Cooper.

BOARD RESPONSE: Please see the Board Responses to questions 3 and 4 above.

2. **Bill White:** Concern about the security of the spas and the after-effects of chlorine used to disinfect them after an incursion. Has heard a suggestion of a 'rented' dog but would prefer fence improvement to prevent those incursions.

BOARD RESPONSE: There are current requests for proposals from fencing companies to add additional fence components and screens to enhance spa/pool security. As those proposals are received, the Board will consider feasibility and review options to block illegal access. The suggestion of a dog has been discussed and rejected for several reasons: lack of shelter for the animal; dog barks disturbing the neighbors; liability for injury if someone were bit; and sanitation of the pool area.