

RESPONSES TO JANUARY 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 FORUM

January 8, 2024

1. **Jean Dasher: Water billing:** Jean had questions with the recent water billing.
Nicole's Response in meeting: Members will receive a prorated credit for water on their bill in Feb. Jean thanked the grounds committee and the board for finalizing the bark placement by the Vanderbilt dry creek.
2. **Jim Shaw: Insurance:** He was pleased to get the updated guidance on the insurance. He is still concerned about the gap between \$50K and \$100K loss assessment and wants assurance that the association will cover the gap. He requested a formal policy for a supplemental assessment that is distributed across the community. He also has concerns that this may impact home sales.
Board Response: Thank you for this reminder. The board will discuss further and advise.
3. **Bill White: Fireplace inspections:** Bill Advised people to get their chimney inspected and swept to mitigate fire hazard. Suggests board to solicit a bid to get a good price to encourage participation. Would like to see a declaration from Nepenthe to mandate fireplace inspections. Bill complimented CPR for their work on the siding and fencing.
Board Response: Thank you for the reminder. Important safety information was added to the Jan/2025 newsletter.
4. **Barbara Bevan: Gutter/ roof cleaning:** Barbara raised concerns about Advance Roofing's quality of work. They left water running and did not fold up hose after using. Did not clear courtyard of debris and left needles and gutter debris all over shrubs, Thought Bailey Boys did a better job last year.
Board Response: Thank you for your important feedback.
5. **Diane Shawl: Bird Flu Reminder:** Wild Turkeys could be carriers and transmit bird blue. Requested a message to be sent out to remind homeowners of health protections to wear masks and gloves if cleaning up turkey droppings
Board Response: Thank you for the important reminder.
6. **Peter Pelkofer: CCR Amendment:** Requests that the board address the deductible issue that the homeowner is responsible for costs. He recommends

that we begin the process of updating our CC&R 10.8 immediately. It is a simple process but takes some time to complete. Peter offered his services to help expedite.

Board Response CC&Rs - section 10.8 – Deductibles: The board is aware of the importance of this situation to the community and further discussion is continuing.

7. **Pat Singer: Water shutdown on 1/9/25:** Inquired about the reason for water shutoff.

Nicole Response in Meeting: The City is checking the homes in some areas for connection to the proper water meters. There are periodic shutoffs and when there is sufficient notice to Nepenthe, the office will alert the community.

DECEMBER 2024 CORRESPONDENCE

Nancy Cochran: She is asking for update on damaged drywall for 1423 Commons drive.

Board Response. Board approved the repair of the drywall on Jan 8, 2025.

Bill White: Bill Advised people to get their chimney inspected and swept to mitigate fire hazard. Suggests board to solicit a bid to get a good price to encourage participation. Would like to see a deceleration from Nepenthe to mandate fireplace inspections.

Board Response. See above response under Bill White.