

RESPONSES TO MARCH 2025 OPEN MEETING COMMENTS

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

[indicates information provided during meeting]

1. **Barbara Beddow:** Has been seeking the approved plant list on the Nepenthe website to coordinate her patio planting. Could not find it.

[The plant list should be on the web site. GM will advise Barbara of link.]

2. **Jackie Grebitus:** What is the status of the web site revision?

[The process has been time consuming as each page has had to be individually scanned. The expected introduction is April 1.]

3. **Nancy Cooper:** a) Thanks Board for the transparency on the possible CC&R revision. She would like more information on the survey such as the deadline for returning it. b) A portion of the alley/sidewalk near her has been painted white. Is this related to sidewalk repair? Can it be removed?

[a) The survey is expected to be sent with the March 7 Friday email update. Copies can be requested through the office. A deadline has not yet been set. b) The GM will inspect the site and advise Nancy. Usually, white paint is related to utility issues.]

4. **Alan Watters:** It is important to note the distinction between the survey and the formal vote on the CC&Rs. Past flood insurance policies have listed the HOA as a payee (as if a mortgage holder). The recent policies do not have that. How will Nepenthe be paid if the monies go only to the homeowner?

[GM will check with our insurer.]

5. **Peter Pelkofer:** a) Following up on Alan Watters question, he feels it is inappropriate to have the HOA on the flood insurance policies. b) In the Grounds minutes there is a recommendation to the Board to bring in an outside arborist to evaluate the trees. This is based upon a Ruffner suggestion that our current practice is a conflict of interest. Peter says he has repeatedly advised that this is so.

Board Response: a) Please see question 4 response. b) The Board is not aware of a possible conflict of interest in Nepenthe's use of Carson and its subsidiary, Grove, for

our tree inspection and maintenance, but will investigate this matter further with the appropriate parties. After our investigation, the community will be advised.

6. **Bonnie Jacobson:** In discussion with neighbors, it is possible not many read the Friday updates. Might we make a separate mailing for the survey?

[The survey will be the first item on the March 7 update. There will be several email announcements beyond that. We try to stay with a reasonable number of emails as effectiveness diminishes when too many are sent.]

7. **Barbara Beddow:** Her insurance asked her about defensible space around her unit and ember arresters on roof vents.

Board Response: The ILS report includes a recommendation to the Board to explore possible options for installing ember-blocking screens at roof vents. In response, the Board is working with our roofing contractor to determine what products are available and the installation issues.