

# Nepenthe Homeowners Association – Finance Committee

March 17, 2025

**Attendees:** Carol Duke, John Apostolo  
**Excused:** Julie Valverde  
**Absent:** Brian Coates (Board Liaison)  
**Homeowners:** Peter Pelkofer, Cheryl Nelson

<i>Topic</i>	<i>Objective / Info / Decision</i>	<i>Action</i>
<b>Approval of Prior Meeting Minutes and Action Items</b>	<ul style="list-style-type: none"> <li>• Duke called the meeting to order @ 4:30PM</li> <li>• Motion by Apostolo and seconded by Duke to approve February 2025 meeting minutes</li> </ul>	<ul style="list-style-type: none"> <li>• February 2025 meeting minutes approved</li> </ul>
<b>Financial Statement Approval</b>	<ul style="list-style-type: none"> <li>• Motion by Apostolo and seconded by Duke to approve January 2025 financials</li> </ul>	<ul style="list-style-type: none"> <li>• January 2025 financials approved</li> </ul>
<b>General Manager Update/Board Liaison</b>	<ul style="list-style-type: none"> <li>• No Board Liaison update</li> <li>• No General Manager update</li> </ul>	<ul style="list-style-type: none"> <li>•</li> </ul>
<b>Actual vs. Reserve budget variance report 2024 and YTD 2025</b>	<ul style="list-style-type: none"> <li>• There are outstanding invoices from December 2024 which are needed to complete total spend in Landscaping</li> <li>• Need final 2024 Reserve Study update.</li> <li>• All January 2025 spend data and financials received</li> </ul>	<ul style="list-style-type: none"> <li>• Follow up with Board Liaison</li> </ul>
<b>Deliverables</b>	<ul style="list-style-type: none"> <li>•</li> </ul>	<ul style="list-style-type: none"> <li>•</li> </ul>
<b>Homeowner Comments</b>	<ul style="list-style-type: none"> <li>• Questions arose as to why information is not available to Finance Committee</li> </ul>	<ul style="list-style-type: none"> <li>•</li> </ul>
<b>Adjourn</b>	<ul style="list-style-type: none"> <li>• Meeting adjourned @ 4:40PM</li> </ul>	

**Next meeting: April 21, 2025 @ 4:30PM @ the Clubhouse and Zoom**  
**Submitted by; John Apostolo**