

NEPENTHE ASSOCIATION

Open Session

Nepenthe Clubhouse
April 2 2025 – 6:00 PM



NEPENTHE ASSOCIATION

Open Session

April 2, 2025 6:00 PM
Nepenthe Clubhouse
1131 Commons Drive
Sacramento, CA

BOARD OF DIRECTORS MEETING - OPEN SESSION AGENDA

The following items may be addressed in Executive Session in accordance with California Civil Code 4935(a):

- *Litigation*
- *Matters relating to formation of contract with third parties*
- *Member Discipline*
- *Personnel matters*

I. CALL TO ORDER

MEETING PLACE:

1131 Commons Drive, Sacramento, CA 95825

OR

Join Zoom Meeting

<https://us02web.zoom.us/j/88272111861?pwd=aW5pSXZtZXZnNW1INIBVbE9Qd2pIZz09>

Meeting ID: 882 7211 1861

Passcode: 001131

OR Dial in

+1 669 900 6833

WELCOME: Thank you for attending. This is a business meeting, open to members of the Nepenthe Association and guests of the Board. The Nepenthe Board of Directors is a policy Board, and the role of the General Manager is to oversee the day-to-day operations. The primary purpose of the meeting is to ensure that the Association is meeting its responsibility to provide oversight, maintain the value of the property and to serve homeowners.

PRESIDENT'S MESSAGE

ANNOUNCEMENTS FROM THE BOARD: The Directors will use this time to provide updates and information.

II. EXECUTIVE SESSION ACKNOWLEDGEMENT/ANNOUNCEMENT

Background

In accordance with Civil Code Section 4935(a) the Board met in Executive Session on April 1, 2025 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 took the following actions during the April 1st meeting:

III. REPORTS

A. GENERAL MANAGER'S REPORT

Nicole Marks, General Manager, has submitted the enclosed work order report for March 2025 (Open Work Orders as of 03.27.25) and will provide the Management Report verbally.

Supporting Documents

 [Open Work Orders as of 03.27.25.pdf](#) 7

B. CONSTRUCTION MANAGER'S REPORT

Construction Manager Paul Reeves' written report is enclosed in the materials for this meeting.

Supporting Documents

 [Nepenthe MR March 2025_.pdf](#) 20

 [Nepenthe CO log 3 20 25.pdf](#) 38

C. BOARD PRESIDENT REPORT

Discussion item:

- Crime Reports in Association Communications

IV. COMMITTEE UPDATES

A. ARCHITECTURAL COMMITTEE

This item serves as a placeholder for the Board to receive, review and discuss any report or update from the Architectural Committee.

Proposed Resolution

The Board affirms the committee's recommendations below:

Address	Modification	Recommendation
2 Colby	Window Replacement	Approval with Conditions
2316 Swarthmore	Trellis Replacement	Approval
2316 Swarthmore	Patio Hardscape Replacement	Approval
2316 Swarthmore	Garden Features	Approval
2316 Swarthmore	Wiring and Conduit Installation	Approval
1350 Commons	Fence Relocation	Approval Not Recommended

Supporting Documents

 [2025-03-06 ARC Minutes.docx](#) 46

B. OUTREACH COMMITTEE

This item serves as a placeholder for the Board to receive, review and discuss any report or update from the Outreach Committee.

Supporting Documents

 [March 2025 Outreach meeting minutes.pdf](#) 50

C. ILS COMMITTEE

This item serves as a placeholder for the Board to receive, review and discuss any report or update from the ILS Committee.

Supporting Documents

 [*ILS Committee Meeting minutes 3-10-2025.docx*](#) 53

D. GROUNDS COMMITTEE

This item serves as a placeholder for the Board to receive, review and discuss any report or update from the Grounds Committee.

Supporting Documents

 [*FINAL March 20 Grounds Committee Meeting Minutes.p.pdf*](#) 57

E. FINANCE COMMITTEE

This item serves as a placeholder for the Board to receive, review and discuss any report or update from the Finance Committee.

Supporting Documents

 [*Nepenthe Finance Committee March 2025 FINAL.docx*](#) 61

F. NOMINATING/ELECTION COMMITTEE

This item serves as a placeholder for the Board to receive, review and discuss any report or update from the Nominating and Election Committees.

V. HOMEOWNER CORRESPONDENCE

A. HOMEOWNER CORRESPONDENCE - 04.02.25

Attached for Board review is correspondence from the Membership to provide comments/feedback.

Supporting Documents

 [*Letter to the Board - Markus Dascher.pdf*](#) 63

B. HOMEOWNER COMMENT/CORRESPONDENCE FOLLOW UP - 03.05.25

To promote good communication with homeowners, the Board has made note of the comments and correspondence from the last open sessions and prepared follow up answers and action items. Directors to discuss and determine whether further agenda items are called for.

Supporting Documents

 [*March 2025 Open Meeting Responses.pdf*](#) 65

VI. CONSENT CALENDAR

Background

In an effort to expedite the board meetings, Management has placed several business items on a Consent Calendar. Please review the items prior to the meeting so that you may have your questions answered in advance.

Proposed Resolution

The Board approves Consent Calendar Items A-D as presented.

► **Action Required:** Board Review & Resolution

A. OPEN SESSION MINUTES - MARCH 5, 2025

Proposed Resolution

The Board approves the Open Session Minutes dated March 5, 2025 as presented.

Supporting Documents

[📎 *OpenSession_03052025_Minutes.pdf*](#) 68

► **Action Required:** Board Review & Resolution

B. FINANCIAL STATEMENT - FEBRUARY 2025

Proposed Resolution

The Board accepts the Association’s income statement for February 2025 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 \$154,425.09 and year-to-date reserve funding of \$231,792.91 compared to the year-to-date reserve funding budget of \$346,960. The actual year-to-date operating expenses were \$501,041.58. The budgeted year-to-date operating expenses were \$486,940. The association has \$251,543.89 in operating funds, which represents 0.60 months of budgeted expenses and reserve contributions. The association has \$8,136,259.45 in reserve funds.

Supporting Documents

[📎 *NEP 02-25 FINANCIAL.pdf*](#) 73

C. RECORD LIEN RESOLUTION

Background

WHEREAS, Section 5673 of the California Civil Code requires that, the decision to record a lien for delinquent assessments shall be made only by the Board of Directors of the association and may not be delegated to an agent of the association; and

WHEREAS, Section 5660 of the California Civil Code requires that a warning letter be sent by certified mail to the owner of record at least 30 days prior to recording a lien; and

WHEREAS, the Association has sent this letter, and the 30 days has or will soon expire; and

WHEREAS, as of the date of this report payment has not been received to pay the delinquent assessment amount on the properties listed below.

Proposed Resolution

NOW THEREFORE BE IT RESOLVED that the Board of Directors approves by a majority vote of the board members present at a duly called open meeting for FirstService Residential to record a lien on the separate interests/accounts listed below on behalf of the association and to mail a copy of the recorded lien to all known owners and addresses once the 30 days has elapsed from the mailing of the warning letter and no payment has been received.

Date	Account No.	Total Amount Due	Approved	Denied
3/10/25	2356-01	\$3,453.92		

► **Action Required:** Board Review & Resolution

D. 2024 TAXES & YEAR-END FINANCIAL REVIEW

Background

Management has received the Year-End Financials and Taxes from the Association's CPA.

Proposed Resolution

The Board approves the taxes and to send the 2023-2024 Annual Financial Review prepared by Levy, Erlanger & Company, LLP to the membership within 120 days of fiscal year end.

VII. HOMEOWNER FORUM

In accordance with California Civil Code 4920(a), the Association must post or distribute the agenda for Regular Session Meetings no fewer than four (4) days prior to a Regular Session Meeting. During Homeowner Forum, items not included on the agenda that are raised by homeowners may be briefly responded to by the Board/Management; however, no action may occur with respect to that item unless it is deemed an emergency by the Board of Directors and developed after the agenda was posted and/or distributed. The Board of Directors may refer informational matters and direct administrative tasks to Management and/or contractors. Each homeowner will be given three (3) to five (5) minutes to speak in accordance with the Open Meeting Act, California Civil Code 4920(a), or a total of twenty (20) minutes will be granted for all to address the Board of Directors regarding items of interest or concern.

VIII. NEXT BOARD MEETING

The Association's next open Board meeting will be held May 7, 2025, at 6:00 pm.

IX. ADJOURN

Open Work Orders as of 03.27.25.pdf

Work Orders

Nepenthe Association

WO#: 1274599	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 719 Dunbarton Cir		Category:	Other
Date Created: 03/26/2025	Date Completed:	Vendor:	THE GROVE TOTAL TREE CARE
Schedule Completion Date:			
Description: The Grove - Tree fell on the homeowners house.			
WO#: 1274262	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1221 Vanderbilt Way		Category:	Landscape Request
Date Created: 03/25/2025	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description: Grounds Committee - "Please remove box hedge (A) along side of garage. The Hedge brushes against the siding, requires pruning, and is straggly with dead branches. Replace hedge with 3 small wintercreeper and medium river rock. The side of the garage would then mirror the other side of the garage (B). This would protect the siding, require no pruning, and make use of the irrigation already in place."			
WO#: 1274238	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 810 Elmhurst Cir		Category:	Fences
Date Created: 03/25/2025	Date Completed:	Vendor:	Critical Path Reconstruction Inc
Schedule Completion Date:			
Description: CPR - "They finished with the siding/fencing/painting project on my unit, 810 Elmhurst, but there are some loose fence boards on the alley side."			
WO#: 1274227	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1350 Commons Dr		Category:	Landscaping
Date Created: 03/25/2025	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description: Carson - "A tree and bushes in front of my home (facing Commons Drive) are touching the building walls (tree and bushes)/ceiling (specifically, a camelia bush). Please trim the tree and bushes so that they do not touch the building."			
WO#: 1274219	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 712 Elmhurst Cir		Category:	Fences
Date Created: 03/25/2025	Date Completed:	Vendor:	Critical Path Reconstruction Inc
Schedule Completion Date:			
Description: CPR - Homeowner reports a missing fence board after repairs were made.			
WO#: 1274030	Status: Open	Progress Code:	Request Sent



Work Orders
Nepenthe Association

Work Orders Nepenthe Association

Unit/Common Area: 604 Elmhurst Cir		Category:	Paint
Date Created: 03/24/2025	Date Completed:	Vendor:	PROGRESSIVE PAINTING INC
Schedule Completion Date:			
Description:		Progressive Painting - A section of this home was missed and not painted. Homeowner would like someone to return and complete the painting.	
WO#: 1274027	Status: Open	Progress Code:	Pending Proposal
Unit/Common Area: 2329 Swarthmore Dr		Category:	Dry Rot
Date Created: 03/24/2025	Date Completed:	Vendor:	Critical Path Reconstruction Inc
Schedule Completion Date:			
Description:		CPR - Dry Rot under neath front door. Please inspect and make repairs is necessary.	
WO#: 1273800	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 812 Dunbarton Cir		Category:	Roof
Date Created: 03/21/2025	Date Completed:	Vendor:	ADVANCED ROOF DESIGN INC
Schedule Completion Date:			
Description:		advance roof. please inspect the roof for a leak thanks	
WO#: 1273390	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1281 Vanderbilt Way		Category:	Gutter
Date Created: 03/19/2025	Date Completed:	Vendor:	ADVANCED ROOF DESIGN INC
Schedule Completion Date:			
Description:		Advanced Roof Design -- Homeowner discovered clogged gutter during the rain. Would like the gutter cleared out. Homeowner would also like a call when the workers come out.	
WO#: 1273270	Status: Open	Progress Code:	Received
Unit/Common Area: 1422 Commons Dr		Category:	Gate - Back Gate
Date Created: 03/18/2025	Date Completed:	Vendor:	Critical Path Reconstruction Inc
Schedule Completion Date:			
Description:		CPR - Homeowner is having issues opening the patio gate from the outside.	
WO#: 1273243	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1473 University Ave		Category:	Door Bell
Date Created: 03/18/2025	Date Completed:	Vendor:	Critical Path Reconstruction Inc
Schedule Completion Date:			
Description:		CPR - Homeowner would like repairs made to the door bell on the gate. It was functioning correctly before the fence repairs.	

Work Orders

Nepenthe Association

WO#: 1272982	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 814 Elmhurst Cir		Category:	Landscape Request
Date Created: 03/17/2025	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description:	Grounds Committee - "The front area outside my patio between the fence and redwood trees is bare ground. I'm requesting the installation of 5 Cistus Cobariensis (Little Miss Sunshine). They grow to 2ft tall and spread 4ft wide. Also 4 Cool Vista Dianella. They grow 3ft tall and 3ft wide. See attached diagram. This area is used as a shortcut across the lawn through the planting area to the alleyway bypassing the walkway. I'm hopeful the plants will not only beautify the area, but will deter people from using it as a shortcut."		
WO#: 1272426	Status: Open	Progress Code:	In-Progress
Unit/Common Area: 806 Dunbarton Cir		Category:	Landscape
Date Created: 03/12/2025	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description:	Bushes in front of pony wall look like they may be dying. Actually look like they are not getting enough water?? Can Carson swing over and inspect? Maybe they can be saved. Thanks.		
WO#: 1272423	Status: Open	Progress Code:	In-Progress
Unit/Common Area: 808 Elmhurst Cir		Category:	Siding
Date Created: 03/12/2025	Date Completed:	Vendor:	Critical Path Reconstruction Inc
Schedule Completion Date:			
Description:	CPR - Strip of wood underneath kitchen window was never replaced during siding replacement. Has dry rot. Homeowner would like a call when repairs will take place. 916-956-4517		
WO#: 1272343	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 410 Elmhurst Cir		Category:	Paint
Date Created: 03/12/2025	Date Completed:	Vendor:	PROGRESSIVE PAINTING INC
Schedule Completion Date:			
Description:	Progressive Painting - "There is a green electrical wire coming out of the electrical box w/ fuses. Code says it should not be painted. The painters painted it the house color. They need to please remove the paint. Thank you."		
WO#: 1272176	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 502 Elmhurst Cir		Category:	Irrigation
Date Created: 03/11/2025	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description:	Carson - A homeowner reported a broken Irrigation line or sprinkler in the common area between 502 and 504 Elmhurst. Water spraying and pooling when its on.		

Work Orders

Nepenthe Association

WO#: 1271954	Status: Open	Progress Code:	Scheduled
Unit/Common Area: 616 Elmhurst Cir		Category:	Siding
Date Created: 03/10/2025	Date Completed:	Vendor:	Critical Path Reconstruction Inc
Schedule Completion Date:			
Description: CPR - Motion detector light was taken off during siding and fencing repairs and the homeowner is asking that it be reattached. Says she spoke with Brian about it.			
WO#: 1271847	Status: Open	Progress Code:	Received
Unit/Common Area: 1425 Commons Dr		Category:	Landscape Request
Date Created: 03/07/2025	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description: Turkeys are making a mess around our yard/walkway in our alley, we would like rocks bordering the walkway to stop the spread of dirt and mulch on our walkway.			
WO#: 1271777	Status: Open	Progress Code:	In-Progress
Unit/Common Area: 716 Elmhurst Cir		Category:	Maintenance
Date Created: 03/07/2025	Date Completed:	Vendor:	Critical Path Reconstruction Inc
Schedule Completion Date:			
Description: CPR - Trim for the kitchen window needs to be reattached.			
WO#: 1271392	Status: Open	Progress Code:	Request Sent
Unit/Common Area: General		Category:	Irrigation
Date Created: 03/05/2025	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description: The Board approved the irrigation proposal for Zone 1 & 2 totaling, not to exceed \$15,835. Please see attached for the signed proposal.			
WO#: 1270502	Status: Open	Progress Code:	Received
Unit/Common Area: 810 Dunbarton Cir		Category:	Landscape
Date Created: 02/27/2025	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description: Plant year-round (perennial) plants/flowering plants in flowerbed near front door. (note: this area gets hot afternoon sun). Add mulch/bark to flowerbed near front door. Right now it is bare dirt			
WO#: 1270002	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1569 University Ave		Category:	Gate - Back Gate
Date Created: 02/25/2025	Date Completed:	Vendor:	Critical Path Reconstruction Inc

Work Orders

Nepenthe Association

Schedule Completion Date:		
Description:	CPR - Homeowners gate is swollen and takes a lot of force to open and shut. Requesting repairs, and the homeowner would like to receive a call before coming to fix the gate. Rebecca Sessums 916-571-5238	
WO#: 1269751	Status: Open	Progress Code:
Unit/Common Area: 709 Dunbarton Cir		Category: Tree Maintenance
Date Created: 02/24/2025	Date Completed:	Vendor:
Schedule Completion Date:		
Description:	Photos of previous request this AM	
WO#: 1269723	Status: Open	Progress Code: Request Sent
Unit/Common Area: 709 Dunbarton Cir		Category: Tree Maintenance
Date Created: 02/24/2025	Date Completed:	Vendor: *FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:		
Description:	Cedar tree along Howe (#790) shed a very large branch Early yesterday AM. This tree is mid slope with the trunk about 15 feet from the curb at the closest point. I think that puts it on HOA property? Anyway , yesterday I pulled it all back safely behind the curb as it was about 3 to 4 feet out into the traffic way and quite large (6 to 8 inches in diameter). This tree has previously been reported by me as appearing quite sick with a pronounce lean out to the street . Please have a crew evaluate the tree and clean up the considerable mess and logs. I have pictures I could send on my phone but don't have the time right now. Call or email if you need to see them. BTW, A weed spray could help at the top of the slope on City property. check it out please	
WO#: 1269430	Status: Open	Progress Code: Request Sent
Unit/Common Area: 1113 Dunbarton Cir		Category: Landscape Request
Date Created: 02/21/2025	Date Completed:	Vendor: Nepenthe Grounds Committee
Schedule Completion Date:		
Description:	Grounds Committee - The pavement in the alley near the garage does not reach the grass area. The homeowner would like big stones to fill the gap between the grass and pavement. Location is in the alley next to the garage for 1113 Dunbarton Circle.	
WO#: 1269042	Status: Open	Progress Code: Request Sent
Unit/Common Area: 510 Dunbarton Cir		Category: Gate - Back Gate
Date Created: 02/19/2025	Date Completed:	Vendor: Critical Path Reconstruction Inc
Schedule Completion Date:		
Description:	CPR - Homeowner reports a stuck gate that needs an adjustment.	
WO#: 1269028	Status: Open	Progress Code: Request Sent
Unit/Common Area: 1213 Vanderbilt Way		Category: Landscape Request
Date Created: 02/19/2025	Date Completed:	Vendor: Nepenthe Grounds Committee

Work Orders

Nepenthe Association

Schedule Completion Date:			
Description:		Grounds Committee - "The magnolia nigra tree that was planted in front of my residence about 3 to 4 months ago was stolen approximately 6 weeks ago. I'm requesting a replacement tree asap so that I might have shade one day soon."	
WO#: 1268789	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1257 Vanderbilt Way		Category:	Fences
Date Created: 02/18/2025	Date Completed:	Vendor:	Critical Path Reconstruction Inc
Schedule Completion Date:			
Description:		CPR - Homeowner stated their fence isn't finished. The location that needs to be finished is inside the patio, near their garbage cans.	
WO#: 1268773	Status: Open	Progress Code:	Pending Board Decision
Unit/Common Area: 1497 University Ave		Category:	Fences
Date Created: 02/18/2025	Date Completed:	Vendor:	Critical Path Reconstruction Inc
Schedule Completion Date:			
Description:		CPR - Homeowner would like an inspection of their fence to determine whether it needs repairs immediately. States there is extensive rot to the fence.	
WO#: 1268239	Status: Open	Progress Code:	Scheduled
Unit/Common Area: General		Category:	Concrete
Date Created: 02/13/2025	Date Completed:	Vendor:	BREAULT ASPHALT MAINTENANCE
Schedule Completion Date:			
Description:		There are 2 locations with cracks in the concrete, can you please evaluate for repair and provide proposals as needed? Locations: -501 Dunbarton -1333 Commons Thank you!	
WO#: 1267913	Status: Open	Progress Code:	In-Progress
Unit/Common Area: General		Category:	Asphalt Repairs
Date Created: 02/11/2025	Date Completed:	Vendor:	BREAULT ASPHALT MAINTENANCE
Schedule Completion Date:			
Description:		This picture shows the alleyway of 1019 Dunbarton. In front of the garages, there is a drain. But next to drain, it seems the asphalt is too high to where the water does not drain off like it's supposed to. Instead, it pools water and becomes a mosquito magnet. I am wondering if the grade needs to be adjusted to allow proper flow of drainage. Can you please evaluate and provide your feedback? Thank you!	
WO#: 1267902	Status: Open	Progress Code:	Scheduled
Unit/Common Area: 1107 Commons Dr		Category:	Concrete
Date Created: 02/11/2025	Date Completed:	Vendor:	BREAULT ASPHALT MAINTENANCE
Schedule Completion Date:			

Work Orders

Nepenthe Association

Description: Can you please provide a proposal to repair this concrete trip hazard? It's the path for this home at 1107 Commons.			
WO#: 1267021	Status: Open	Progress Code:	Scheduled
Unit/Common Area: 1113 Commons Dr		Category:	Concrete
Date Created: 02/05/2025	Date Completed:	Vendor:	BREAULT ASPHALT MAINTENANCE
Schedule Completion Date:			
Description: Can you please provide a proposal to fix this concrete trip hazard? It is the pathway next to the garage at 1113 Commons. Thank you!			
WO#: 1265332	Status: Open	Progress Code:	In-Progress
Unit/Common Area: General		Category:	Asphalt Repairs
Date Created: 01/28/2025	Date Completed:	Vendor:	BREAULT ASPHALT MAINTENANCE
Schedule Completion Date:			
Description: Hello, There is another alleyway with a giant pot hole. Would you be able to provide a proposal for repair? Location is the alleyway in front of 1515 University garage. See photo attached.			
WO#: 1265238	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1653 University Ave		Category:	Landscape Request
Date Created: 01/27/2025	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description: Mike Please inspect the downspouts of her house . They are at near or at ground level. I think that over time the dirt and debris have caused the ground level to rise. Either the downspouts should be raised and/ or the dirt removed and rock or a splash pad be added. There are a total of 4 downspouts her her home. Update 1.29.2025 - Need rocks under the gutters, w/o changed to Grounds Committee.			
WO#: 1264798	Status: Open	Progress Code:	On hold for further verification
Unit/Common Area: 1449 University Ave		Category:	Common Area
Date Created: 01/24/2025	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description: Landscape improvements in front of house and at back fence			
WO#: 1264584	Status: Open	Progress Code:	Pending Board Decision
Unit/Common Area: 507 Dunbarton Cir		Category:	Gate - Back Gate
Date Created: 01/23/2025	Date Completed:	Vendor:	Critical Path Reconstruction Inc
Schedule Completion Date:			
Description: Cpr The gate is dry rotted and needs full replacement thanks			
WO#: 1262816	Status: Open	Progress Code:	In-Progress

Work Orders

Nepenthe Association

Unit/Common Area: Landscape	Category: Landscape
Date Created: 01/14/2025	Date Completed:
	Vendor: Nepenthe Grounds Committee
Schedule Completion Date:	
Description: 01.14.25 – Per Grounds Committee meeting on December 19th, all irrigation issues will be combined into one work order for evaluation during February’s irrigation walk. This work order contains the following issues: 1039 Commons for corner of Commons/Colby(previous WO#1249160)	
WO#: 1262776	Status: Open
Unit/Common Area: Landscape	Progress Code: In-Progress
Date Created: 01/14/2025	Category: Landscape
Date Completed:	Vendor: Nepenthe Grounds Committee
Schedule Completion Date:	
Description: This work order is to track all of the grass issues throughout the community which includes the following areas: 101 Dunbarton (previously WO#1233598), 4 Colby (previously WO#1147579), 1182 Vanderbilt (previously WO#1209969), 320 Elmhurst (previously WO#1243997), 1653 University (previously WO#1243964), 506 Elmhurst Any additional areas will be added to this work order	
WO#: 1262480	Status: Open
Unit/Common Area: 2330 Swarthmore Dr	Progress Code: Received
Date Created: 01/13/2025	Category: Landscape Request
Date Completed:	Vendor: Nepenthe Grounds Committee
Schedule Completion Date:	
Description: Nepenthe Grounds Committee - "My front yard is in desperate need of landscape work. It is simply a pile of dry leaves, dirt, an two dried up small plants that seldom have green leaves. When it rains it becomes a muddy mess. "	
WO#: 1256878	Status: Open
Unit/Common Area: 717 Dunbarton Cir	Progress Code: Pending Board Decision
Date Created: 12/05/2024	Category: Siding
Date Completed:	Vendor: Critical Path Reconstruction Inc
Schedule Completion Date:	
Description: CPR There is dry rot the right of the garage door (around right corner) on bottom. Needs to be fixed and painted Thanks	
WO#: 1254397	Status: Open
Unit/Common Area: 2268 Swarthmore Dr	Progress Code: In-Progress
Date Created: 11/19/2024	Category: Siding
Date Completed:	Vendor: Critical Path Reconstruction Inc
Schedule Completion Date:	
Description: 01.15.25 - Board approved proposal during January Board meeting, will close work order once work is completed per proposal. CPR Please provide us the proposal for Dry Rot around the window and the siding in the patio Thanks	
WO#: 1253141	Status: Open
Unit/Common Area: 306 Dunbarton Cir	Progress Code: Request Sent
	Category: Landscape Request



Work Orders

Nepenthe Association

Date Created: 11/13/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description: Grounds Committee - "Some time ago, azaleas were planted to the right of my front door. Only one survived. I would like to have the azalea replanted."			
WO#: 1252198	Status: Open	Progress Code:	Received
Unit/Common Area: 809 Dunbarton Cir		Category:	Landscape Request
Date Created: 11/08/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description: Add a short strip of rock to protect siding and window from splashing rain and mud. See request form.			
WO#: 1249646	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1257 Vanderbilt Way		Category:	Landscape Request
Date Created: 10/28/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description: Grounds Committee - "The front of our condo is really bare. I'm requesting that rocks be filled in."			
WO#: 1249091	Status: Open	Progress Code:	Received
Unit/Common Area: 1318 Vanderbilt Way		Category:	Landscape
Date Created: 10/24/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description: The area in photos between alley and front door 1318 Vanderbilt has been an eyesore for 15 years. Bare ground, debris/litter. If it is to remain a barren wasteland at least make it a clean barren wasteland. It is cleaned by residents periodically but mostly ignored.			
WO#: 1248489	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 710 Elmhurst Cir		Category:	Landscape Request
Date Created: 10/22/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description: Grounds Committee - Homeowner called to report dead plants and ivy by the driveway in the alley of her unit. Wants plants and ivy replaced. Thank you			
WO#: 1245602	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 606 Elmhurst Cir		Category:	Landscape Request
Date Created: 10/08/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			

Work Orders

Nepenthe Association

Description:	Grounds Committee - "The attached photos show a plant that has become a nuisance. Not only is it out of place where it is, it is encroaching on the dogwood; but it is an aphid magnet. - see cobwebs. It has no place where it is. Both neighbor (604 Elmhurst) and I want it gone."		
WO#: 1244838	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1449 University Ave		Category:	Landscape Request
Date Created: 10/04/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description:	Grounds Committee - "Some plants died and were removed by our front walkway and some grass is currently dying. Is it possible to have these replaced? I would like to improve the appearance to our front door with attractive, healthier plants and make sure the drip system is working correctly. I would be happy to plant them myself as I have been an avid gardener."		
WO#: 1240712	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1403 Commons Dr		Category:	Landscape Request
Date Created: 09/17/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description:	Grounds Committee - "A yellow lucky lantern abutilon plant (I think it is correct name!) has been slowly losing branches/flowers due to turkeys & workers brushing up against it + rainy/windy days. This past summer the dry rot work, power washing & painting caused many more broken branches. It is a spindly vulnerable plant held up by the brick wall in front of it. (See attached pictures) We request 1 to 2 plants to replace it. Thank you!"		
WO#: 1239620	Status: Open	Progress Code:	Received
Unit/Common Area: 813 Dunbarton Cir		Category:	Landscape Request
Date Created: 09/11/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description:	Grounds Committee - "Location Request is directly in front of front porch on either side. Please: 1) Remove two bush stumps, One on either side of sidewalk. 2) Plant various plants along right side of sidewalk. Area can b every hot and sunny during summer. In the fall it is shady stating around noon" Thank you		
WO#: 1236920	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 307 Dunbarton Cir		Category:	Landscape Request
Date Created: 08/30/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description:	Grounds Committee - " I have an urgent discussion regarding the amount and location of the plat "heavenly bamboo" that surrounds my property. THERE ARE 17 of the "heavenly bamboo" !!! more than any property that we seen around DUNBARTON CIRCLE. I request that the plants which we took down NOT BE REPLACED. We were fined for cutting back a few of them that were growing into the beautiful ornamental plants that sit closer to the street, The bamboo plants were falling forward, the whole area was a hot mess. Now, with the bamboo plants removed the ornamental plants look lovely. I also would like the 2 heavenly bamboo on either side of my gate removed. They send runners onto my yard and cover the door bell. " Thank you		



Work Orders

Nepenthe Association

WO#: 1235145	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1317 Vanderbilt Way		Category:	Landscape Request
Date Created: 08/22/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee

Schedule Completion Date:

Description: Grounds Committee "My beautiful Japanese maple got destroyed during a storm. I was told by my zone steward I was getting a redbud maple. Oscar came by and was instructed to plant more ivy in the small hole where the stump was. Its only about 18in in diameter and the existing ivy will grow over it, so not sure why he needed to plant more. Regardless, I want a tree there there. The landscaping along our row of homes looks terrible, even though some of it was redone recently. I think the reason my house sat on the market so long was because of the bad curb appeal. He also mentioned rocks. I don't mind them by the drain but don't want a rock necklace at my foundation as its unnecessary. "

WO#: 1229560	Status: Open	Progress Code:	Received
Unit/Common Area: 310 Elmhurst Cir		Category:	Landscape
Date Created: 07/31/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee

Schedule Completion Date:

Description: Grounds- Carson Bark needs to be replaced behind 310 Elmhurst thanks

Nepenthe MR March 2025_.pdf



Dry Rot and Painting Project
Phase One 2022-2023-2024
Phase Two 2024-2025
Phase Three 2025- 2027
Monthly Project Report For March 2025

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-202

Phase Two 2024-2025

Location: Sacramento, CA



1. Happy Spring.	2
2. Phase #2 Update	3
3. Phase #3 Update	4
3. Phase #2 Cost Management	5
6. Phase #2 Invoice Control	6-13

Scope Management (Change order logs) was moved to separate attachments.

Happy Spring, everyone! My favorite time of year.

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-202

Phase Two 2024-2025

Location: Sacramento, CA



Phase #2.

We have completed 117 homes in phase #2 with our siding, trim, fence repairs, and painting. CPR, our siding, trim, and fencing contractor, is more than a month ahead of schedule, even with the rain during the winter. They are working to see how far ahead they can get before more rain starts. CPR is currently working on 1131 Vanderbilt Way. I expect phase #2 for the carpenters to be completed at the end of June.

I have been comparing our phase two inspections from April 2023 to the current condition of the buildings. Fencing has seen the most significant change. See phase #2, cost management, on page 6. Fences we might have been able to repair in 2023 now have framing damage and need more extensive repairs. Fences I thought when we did the inspections I thought would need replacement are only needing repairs. I will follow this closely and keep the monthly report updated. Cost management for phase two is on page 5 of this report. Invoice control is on pages 6-13. The phase two change order log dated 2/20/25 will be a separate attachment.

Progressive Painting has painted up to 814 Elmhurst. They are painting and will catch up with the carpenters within a week. Progressive Painting will now work depending on the weather.

Budgeting: The \$1,628,870.38 invoiced for siding, trim, and fences is for 135 homes, which is \$12,065.71 for each home. Over 29 weeks, this is \$56,167.94 a week. They are completing 4.8 homes a week. With 76 homes left, it would take 14 weeks for siding, trim, and fence repairs. Scheduling will change due to staffing and weather. These dollar amounts and schedules are for budgeting only.

The painters have invoiced \$242,775.00 for 117 homes painted, \$2,075 per home. They have not issued change orders.

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-202

Phase Two 2024-2025

Location: Sacramento, CA



Phase #3.

New Timeline for Phase #3.

Building inspections have been completed.

I will present the board with a scope of work and proposals from our current vendors, Critical Path Reconstruction and Progressive Painting, for review at the April 2025 board meeting.

Contractor job walks will occur during the first two weeks of May 2025. Proposals are due to Nicole and me by May 18th, 2025. I will have them ready for the board to vote on the contractor(s) at the June 2025 board meeting.

With a phase #3 start date as soon as phase #2 is completed. June or July of 2025.

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-202

Phase Two 2024-2025

Location: Sacramento, CA

**Cost Management- Phase #2.**

Total Contract Amount

Contractor Code	Scope	Budget Value (\$)	Change Orders Value (\$)	Permits Value (\$)	Invoiced Value (\$)	Value Paid (\$)
CPR Construction	Original Contract Siding & Trim	\$1,465,021.00			Includes Change Orders Invoiced \$1,628,870.38	Includes Change Orders Invoiced \$1,539,499.33
CPR Construction	Change Orders Siding & Trim		\$163,849.38			
CPR Construction	Original Contract Fencing	\$588,599.00				
CPR Construction	Change Orders Fencing		\$108,454.83			
CPR Construction	Total Retention to date	\$151,123.88				
CPR Construction	Total Retention Invoiced	\$129,967.22			Included Above	Included Above
CPR Construction	Permits			\$20,397.78	Included Above	Included Above
Progressive Painting	Painting Original Contract	\$439,900.00			\$242,775.00	\$201,275.00
	TOTAL PAID TO ALL ABOVE				Invoiced Value \$1,871,645.38	Value Paid \$1,740,774.33

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-202

Phase Two 2024-2025

Location: Sacramento, CA

**Invoice Control Phase #2.**

Contractor	Scope	IN#	Description	Value	Status of Work	Status of Invoice	Status of Payment
CPR Construction	Mobilization	1405	See Details on the invoice	\$205,362.00	Work Started	APPROVED	PAID
CPR Construction	Siding, trim & Fences	1427	See Details on the invoice	\$28,076.49	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim & Fences	1441	See Details on the invoice	\$36,362.01	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim, & Fences Include the first set of permits.	1445	See Details on the invoice	\$96,494.49	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim & Fences	1446	See Details on the invoice	\$50,910.18	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim & Fences	1452	See Details on the invoice	\$49,865.79	COMPLETE	APPROVED	PAID

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-202

Phase Two 2024-2025

Location: Sacramento, CA



Contractor	Scope	IN#	Description	Value	Status of Work	Status of Invoice	Status of Payment
CPR Construction	Siding, trim, & Fences Include 2 round of permits.	1457	See Details on the invoice	\$41,815.12	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim & Fences	1459	See Details on the invoice	\$69,354.89	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim & Fences	1466	See Details on the invoice	\$44,976.34	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim & Fences	1473	See Details on the invoice	\$51,988.37	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim & Fences	1478	See Details on the invoice	\$53,874.70	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim	1479	See Details on the invoice	\$64,548.90	COMPLETE	APPROVED	PAID

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-202

Phase Two 2024-2025

Location: Sacramento, CA



Contractor	Scope	IN#	Description	Value	Status of Work	Status of Invoice	Status of Payment
CPR Construction	Fences	1479	See Details on the invoice	\$19,523.75	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim	1483	See Details on the invoice	\$36,395.70	COMPLETE	APPROVED	PAID
CPR Construction	Fences	1484	See Details on the invoice	\$22,178.57	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim	1488	See Details on the invoice	\$38,496.70	COMPLETE	APPROVED	PAID
CPR Construction	Fences	1489	See Details on the invoice	\$22,669.57	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim	1496	See Details on the invoice	\$40,797.52	COMPLETE	APPROVED	PAID
CPR Construction	Fences	1497	See Details on the invoice	\$11,262.90	COMPLETE	APPROVED	PAID

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-202

Phase Two 2024-2025

Location: Sacramento, CA



Contractor	Scope	IN#	Description	Value	Status of Work	Status of Invoice	Status of Payment
CPR Construction	Fences	1498	See Details on the invoice	\$3,050.41	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim	1499	See Details on the invoice	\$8,143.79	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim	1501	See Details on the invoice	\$14,310.92	COMPLETE	APPROVED	PAID
CPR Construction	Fences	1502	See Details on the invoice	\$15,924.97	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim	1504	See Details on the invoice	\$38,769.58	COMPLETE	APPROVED	PAID
CPR Construction	Fences	1505	See Details on the invoice	\$13,843.41	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim	1510	See Details on the invoice	\$61,755.18	COMPLETE	APPROVED	PAID
CPR Construction	Fences	1511	See Details on the invoice	\$21,635.05	COMPLETE	APPROVED	PAID

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-202

Phase Two 2024-2025

Location: Sacramento, CA



Contractor	Scope	IN#	Description	Value	Status of Work	Status of Invoice	Status of Payment
CPR Construction	Siding, trim	1518	See Details on the invoice	\$30,885.72	COMPLETE	APPROVED	PAID
CPR Construction	Fences	1519	See Details on the invoice	\$18,375.22	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim	1522	See Details on the invoice	\$45,377.06	COMPLETE	APPROVED	PAID
CPR Construction	Fences	1523	See Details on the invoice	\$15,625.95	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim	1524	See Details on the invoice	\$38,609.16	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim	1537	See Details on the invoice	\$44,168.47	COMPLETE	APPROVED	PAID
CPR Construction	Fences	1538	See Details on the invoice	\$20,296.22	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim	1540	See Details on the invoice	\$31,668.78	COMPLETE	APPROVED	PAID

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-202

Phase Two 2024-2025

Location: Sacramento, CA



Contractor	Scope	IN#	Description	Value	Status of Work	Status of Invoice	Status of Payment
CPR Construction	Fences	1541	See Details on the invoice	\$11,074.45	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim	1546	See Details on the invoice	\$62,994.27	COMPLETE	APPROVED	PAID
CPR Construction	Fences	1547	See Details on the invoice	\$16,161.69	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim	1555	See Details on the invoice	\$18,304.92	COMPLETE	APPROVED	PAID
CPR Construction	Fences	1556	See Details on the invoice	\$3,102.53	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim	1562	See Details on the invoice	\$29,992.18	COMPLETE	APPROVED	PENDING
CPR Construction	Fences	1563	Details on invoice	\$7,004.20	COMPLETE	APPROVED	PENDING
CPR Construction	Siding, trim	1570	See Details on the invoice	\$28,311.92	COMPLETE	APPROVED	PENDING

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-202

Phase Two 2024-2025

Location: Sacramento, CA



Contractor	Scope	IN#	Description	Value	Status of Work	Status of Invoice	Status of Payment
CPR Construction	Fences	1571	Details on invoice	\$15,093.07	COMPLETE	APPROVED	PENDING
CPR Construction	Siding, trim	1573	See Details on the invoice	\$28,948.78	COMPLETE	APPROVED	PENDING
CPR Construction	Fences	1574	Details on invoice	\$12,019.16	COMPLETE	APPROVED	PENDING
CPR Construction	Siding, trim	1578	See Details on the invoice	\$31,658.45	COMPLETE	APPROVED	PENDING
CPR Construction	Fences	1579	Details on invoice	\$25,974.55	COMPLETE	APPROVED	PENDING
Progressive Painting	Paint	#17528	Painting	\$26,975.00	COMPLETE	APPROVED	PAID
Progressive Painting	Paint	#17530	Painting	\$16,600.00	COMPLETE	APPROVED	PAID
Progressive Painting	Paint	#17537	Painting	\$26,975.00	COMPLETE	APPROVED	PAID
Progressive Painting	Paint	#17540	Painting	\$26,975.00	COMPLETE	APPROVED	PAID

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-202

Phase Two 2024-2025

Location: Sacramento, CA



Contractor	Scope	IN#	Description	Value	Status of Work	Status of Invoice	Status of Payment
Progressive Painting	Paint	#17542	Painting	\$16,600.00	COMPLETE	APPROVED	PAID
Progressive Painting	Paint	#17543	Painting	\$20,750.00	COMPLETE	APPROVED	PAID
Progressive Painting	Paint	#17553	Painting	\$18,675.00	COMPLETE	APPROVED	PAID
Progressive Painting	Paint	#17560	Painting	\$20,750.00	COMPLETE	APPROVED	PAID
Progressive Painting	Paint	#17562	Painting	\$26,975.00	COMPLETE	APPROVED	PAID
Progressive Painting	Paint	#17566	Painting	\$41,500.00	COMPLETE	APPROVED	PENDING
			TOTAL APPROVED	\$1,871,645.38			
			TOTAL APPROVED, NOT PAID	\$130,871.05			
			TOTAL PAID	\$1,740,774.33			

End Report.

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting
Phase One 2022-2023-202
Phase Two 2024-2025
Location: Sacramento, CA



Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting
Phase One 2022-2023-202
Phase Two 2024-2025
Location: Sacramento, CA



Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting
Phase One 2022-2023-202
Phase Two 2024-2025
Location: Sacramento, CA



Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-202

Phase Two 2024-2025

Location: Sacramento, CA



Nepenthe CO log 3 20 25.pdf



12394 Cannon Way
Grass Valley, CA 95949
(916) 229-2594
bill@cprecon.com

Date: March 20, 2025 Contact: Nicole Marks
Property Name: Nepenthe HOA Phase 2 Company: First Service Residential

CHANGE ORDER LOG

COR #	LOCATION	PENDING	DECLINED	APPROVED	NOTES
COR #01	1372 Commons			\$4,621.34	Fence Repairs
COR #02	1366 Commons			\$572.18	Siding and Trim
COR #03	1396 Commons			\$3,925.91	Fence Repairs
COR #04	1312 Vanderbilt			\$214.94	Fence Repairs
COR #05	1318 Vanderbilt			\$1,347.23	Fence Repairs
COR #06	1342 Vanderbilt			\$4,542.75	Fence Repairs
COR #07	1336 Commons			\$1,550.63	Siding and Trim
COR #08	1318 Vanderbilt			\$165.48	Siding and Trim
COR #09	1372 Commons			\$723.51	Siding and Trim
COR #10	1396 Commons			\$911.87	Insulation
COR #11	1260 Vanderbilt			\$3,694.34	Fence Repairs
COR #12	1268, 1276, 1284 and 1296 Vanderbilt			\$969.42	Fence Repairs
COR #13	1212 Vanderbilt			\$3,752.25	Fence Repairs
COR #14	1251/1257 Vanderbilt			\$575.34	Fence Repairs
COR #15	1336/1330 Vanderbilt			\$1,340.05	Fence Repairs
COR #16	1268 Vanderbilt			\$2,246.30	Siding and Trim
COR #17	1276 Vanderbilt			\$400.90	Siding and Trim
COR #18	1284 Vanderbilt			\$352.20	Siding and Trim
COR #19	1292 Vanderbilt			\$381.29	Siding and Trim
COR #20	Multiple Locations			\$4,995.12	Permits
COR #21	1212 Vanderbilt			\$2,055.28	Siding and Trim
COR #22	1248 Vanderbilt			\$238.18	Siding and Trim
COR #23	1218-1236 Vanderbilt		\$5,453.61		Fence Repairs
COR #23 REVISED	1218-1236 Vanderbilt			\$7,326.02	Fence Repairs
COR #24	1218 Vanderbilt			\$394.19	Siding and Trim

COR #25	1224 Vanderbilt			\$805.63	Siding and Trim
COR #26	1230 Vanderbilt			\$2,181.95	Siding and Trim
COR #27	1236 Vanderbilt			\$2,804.46	Siding and Trim
COR #28	1106 and 1112 Vanderbilt			\$204.23	Fence Repairs
COR #29	1146, 1152, 1158, 1164, 1170 and 1176 Vanderbilt			\$14,088.93	Fence Repairs
COR #30	1260 Vanderbilt			\$354.07	Siding and Trim
COR #31	1230-1236 Vanderbilt			\$2,068.15	Siding and Trim
COR #32	1130 Vanderbilt			\$576.42	Siding and Trim
COR #33	1118-1136 Vanderbilt			\$6,343.68	Fence Repairs
COR #34	1115 Commons			\$485.69	Siding and Trim
COR #35	Multiple Locations			\$2,708.56	Permits
COR #36	1115 Commons Supplemental			\$733.79	Siding and Trim
COR #37	1106 Vanderbilt			\$560.33	Siding and Trim
COR #38	1112 Vanderbilt			\$599.97	Siding and Trim
COR #39	1066 Vanderbilt			\$1,748.58	Fence Repairs
COR #40 REVISED	1016 Vanderbilt			\$106.73	Fence Repairs
COR #41	1056/1046 Vanderbilt			\$2,401.19	Fence Repairs
COR #42	1005 Vanderbilt			\$7,848.36	Fence Repairs
COR #43	1025 Vanderbilt			\$6,567.86	Fence Repairs
COR #44	1056 Vanderbilt			\$734.22	Fence Repairs
COR #45	1056 Vanderbilt			\$1,126.22	Siding and Trim
COR #46	1036 & 1006 Vanderbilt			-\$17.28	Fence Repairs
COR #47	1015 Vanderbilt			\$845.90	Siding and Trim
COR #48	1025 Vanderbilt			\$957.50	Siding and Trim
COR #49	1016 Vanderbilt			\$503.27	Siding and Trim
COR #50	1066 Vanderbilt			\$527.00	Siding and Trim
COR #51	1006 Vanderbilt			\$641.17	Siding and Trim
COR #52	106 Elmhurst			\$371.81	Siding and Trim
COR #53	2315 Swarthmore			\$1,722.82	Siding and Trim

COR #54	108 Elmhurst			\$855.24	Siding and Trim
COR #55	1025 Vanderbilt Rear Patio			\$3,066.26	Fence Repairs
COR #56	100 Elmhurst			\$7,085.81	Fence Repairs
COR #57 CREDIT	102 Elmhurst			-\$2,391.81	Fence Repairs
COR #58	104 Elmhurst			\$1,317.80	Fence Repairs
COR #59	106 Elmhurst			\$312.60	Fence Repairs
COR #60 CREDIT	108 Elmhurst			-\$3,093.36	Fence Repairs
COR #61 CREDIT	200 Elmhurst			-\$1,223.69	Fence Repairs
COR #62	1006 Vanderbilt			\$1,252.71	Siding and Trim
COR #63	204 Elmhurst			\$2,994.48	Fence Repairs
COR #64	1236 Vanderbilt			\$317.99	Fence Repairs
COR #65	100 Elmhurst			\$598.00	Siding and Trim
COR #66	102 Elmhurst			\$346.95	Siding and Trim
COR #67	202 Elmhurst			\$1,324.86	Siding and Trim
COR #68	108 Elmhurst			\$346.95	Siding and Trim
COR #69	106 Elmhurst			\$943.95	Siding and Trim
COR #70	1164 Vanderbilt			\$624.66	Siding and Trim
COR #71	200 Elmhurst			\$334.38	Siding and Trim
COR #72	204 Elmhurst			\$1,625.10	Siding and Trim
COR #73	202 Elmhurst			-\$8,119.70	Credit for Fence Repairs
COR #74	204 Elmhurst			-\$336.80	Credit for Fence Repairs
COR #75	206 Elmhurst			-\$837.30	Credit for Fence Repairs
COR #76	Multiple Locations			\$4,200.78	Permits
COR #77	206 Elmhurst			\$428.68	Siding and Trim
COR #78	312 Elmhurst			\$1,726.88	Fence Repairs
COR #79	314 Elmhurst			-\$2,569.58	Credit for Fence Repairs
COR #80	316 Elmhurst			-\$1,869.81	Credit for Fence Repairs
COR #81	322 Elmhurst			-\$2,271.76	Credit for Fence Repairs

COR #82	324 Elmhurst			\$1,198.99	Fence Repairs
COR #83	300 Elmhurst			\$601.73	Siding and Trim
COR #84	304 Elmhurst			\$325.27	Siding and Trim
COR #85	306 Elmhurst			\$1,134.83	Siding and Trim
COR #86	308 Elmhurst			\$799.78	Siding and Trim
COR #87	310 Elmhurst			\$1,079.04	Siding and Trim
COR #88	326 Elmhurst			-\$2,905.52	Credit for Fence Repairs
COR #89	404 Elmhurst			\$143.44	Fence Repairs
COR #90	406 Elmhurst			-\$3,993.70	Credit for Fence Repairs
COR #91	408 Elmhurst			\$1,866.63	Fence Repairs
COR #92	208 Elmhurst			-\$10,057.57	Credit for Fence Repairs
COR #93	210 Elmhurst			-\$9,739.59	Credit for Fence Repairs
COR #94	314 Elmhurst Cir.			\$1,810.52	Siding and Trim
COR #95	316 Elmhurst Cir.			\$1,316.31	Siding and Trim
COR #96	318 Elmhurst Cir.			\$1,462.97	Siding and Trim
COR #97	322 Elmhurst Cir.			\$1,149.47	Siding and Trim
COR #98	1025 Vanderbilt			\$1,852.22	Siding and Trim
COR #99	410 Elmhurst Cir.			\$765.41	Fence Repairs
COR #100	326 Elmhurst Cir.			\$1,528.28	Siding and Trim
COR #101	328 Elmhurst Cir.			\$406.16	Siding and Trim
COR #102	400 Elmhurst Cir.			\$732.77	Siding and Trim
COR #103	402 Elmhurst Cir.			\$1,065.14	Siding and Trim
COR #104	1025 Vanderbilt			\$386.24	Siding and Trim
COR #105	406 Elmhurst Cir.			\$568.24	Siding & Trim - Asbestos/Lead Testing
COR #106	504 Elmhurst Cir.			\$3,167.98	Fence Repairs
COR #107	508 Elmhurst Cir.			\$4,158.63	Fence Repairs
COR #108	1312 Vanderbilt			\$568.24	Siding & Trim - Asbestos/Lead Testing
COR #109	502 Elmhurst Cir.			\$665.50	Fence Repairs
COR #110	614 Elmhurst Cir.			\$2,009.40	Fence Repairs
COR #111	Multiple Locations			\$4,308.33	Permits
COR #112	1312 Vanderbilt		\$4,668.47		Abatement

COR #113	406 Elmhurst Cir.		\$3,244.47		Abatement
COR #114	604 Elmhurst Cir.			\$665.50	Fence Repairs
COR #115	404 Elmhurst Cir.			\$6,038.18	Siding and Trim
COR #116	408 Elmhurst Cir.			\$3,277.55	Siding and Trim
COR #117	410 Elmhurst Cir.			\$1,858.23	Siding and Trim
COR #118	412 Elmhurst Cir.			\$358.62	Siding and Trim
COR #119	700 Elmhurst			\$7,083.65	Fence Repairs
COR #120	702 Elmhurst			\$787.26	Fence Repairs
COR #121	704 Elmhurst			\$2,121.83	Fence Repairs
COR #122	706 Elmhurst			\$3,892.75	Fence Repairs
COR #123	708 Elmhurst			\$3,365.44	Fence Repairs
COR #124	712 Elmhurst			\$1,427.12	Fence Repairs
COR #125	714 Elmhurst			\$2,324.12	Fence Repairs
COR #126	722 Elmhurst			\$7,603.42	Fence Repairs
COR #127	720 Elmhurst			\$1,161.09	Fence Repairs
COR #128	500 Elmhurst			\$698.58	Siding and Trim
COR #129	502 Elmhurst			\$772.04	Siding and Trim
COR #130	504 Elmhurst			\$1,318.02	Siding and Trim
COR #131	600 Elmhurst			\$352.20	Siding and Trim
COR #132	602 Elmhurst			\$1,197.32	Siding and Trim
COR #133	604 Elmhurst			\$1,404.38	Siding and Trim
COR #134	606 Elmhurst			\$1,904.66	Siding and Trim
COR #135	608 Elmhurst			\$305.66	Siding and Trim
COR #136	614 Elmhurst			\$2,199.59	Siding and Trim
COR #137	800 Elmhurst			\$5,645.18	Fence Repairs
COR #138	808 Elmhurst			\$1,409.09	Fence Repairs
COR #139	13 Colby Ct.			\$11,103.52	Siding and Trim
COR #140	13 Colby Ct.			\$6,185.96	Fence Repairs
COR #141	Multiple Locations			\$4,184.99	Permits
COR #142	810 Elmhurst			\$617.52	Fence Repairs
COR #143	814 Elmhurst			\$2,344.40	Fence Repairs
COR #144 Credit	1420 Commons			-\$3,093.36	Fence Repairs
COR #145	610 Elmhurst			\$8,137.98	Siding and Trim
COR #146	13 Colby Ct.			\$930.80	Siding and Trim
COR #147	616 Elmhurst			\$1,225.03	Siding and Trim

COR #148	618 Elmhurst			\$650.54	Siding and Trim
COR #149	506 Elmhurst			\$620.81	Siding and Trim
COR #150	406 Elmhurst			\$1,713.94	Siding and Trim
COR #151	702 Elmhurst			\$1,428.09	Siding and Trim
COR #152	700 Elmhurst			\$3,235.47	Siding and Trim
COR #153	704 Elmhurst			\$2,902.81	Siding and Trim
COR #154	706 Elmhurst			\$1,717.71	Siding and Trim
COR #155	710 Elmhurst			\$1,101.51	Siding and Trim
COR #156	712 Elmhurst			\$2,744.74	Siding and Trim
COR #157	714 Elmhurst			\$3,179.13	Siding and Trim
COR #158	716 Elmhurst			\$2,333.85	Siding and Trim
COR #159	718 Elmhurst			\$790.60	Siding and Trim
COR #160	720 Elmhurst			\$1,477.84	Siding and Trim
COR #161	722 Elmhurst			\$1,701.42	Siding and Trim
COR #162	800 Elmhurst			\$1,452.30	Siding and Trim
COR #163	804 Elmhurst			\$2,850.79	Siding and Trim
COR #164	802 Elmhurst			\$2,223.46	Siding and Trim
COR #165	806 Elmhurst			\$1,751.18	Siding and Trim
COR #166	808 Elmhurst			\$1,391.35	Siding and Trim
COR #167	810 Elmhurst			\$1,504.60	Siding and Trim
COR #168	1402 Commons			\$4,173.38	Fence Repairs
COR #169	1317 Vanderbilt			\$961.48	Fence Repairs
COR #170	812 Elmhurst			\$4,152.15	Siding and Trim
COR #171	814 Elmhurst			\$3,807.55	Siding and Trim
COR #172	808 Elmhurst			\$176.00	Siding and Trim
COR #173	816 Elmhurst			\$2,308.88	Siding and Trim
COR #174	818 Elmhurst			\$1,720.15	Siding and Trim
COR #175	820 Elmhurst			\$6,075.71	Siding and Trim
COR #176	1426 Commons			\$2,217.51	Siding and Trim
COR #177	1428 Commons			\$2,343.87	Siding and Trim
COR #178	806 Elmhurst			\$541.73	Siding and Trim
COR #179	1408 Commons			\$5,093.82	Fence Repairs
COR #180	1406 Commons			\$961.48	Fence Repairs
COR #181	1400 Commons			\$1,260.17	Siding and Trim
COR #182	1404 Commons			\$736.11	Siding and Trim
COR #183	1406 Commons			\$2,152.18	Siding and Trim

COR #184	1408 Commons			\$656.33	Siding and Trim
COR #185	1410 Commons			\$2,084.34	Siding and Trim
COR #186	1420 Commons			\$435.35	Siding and Trim
COR #187	1131 Vanderbilt	\$2,255.49			Fence Repairs
TOTALS		\$2,255.49	\$13,366.55	\$292,701.99	
TOTAL ORIGINAL CONTRACT AMOUNT				\$2,053,620.00	
TOTAL ADJUSTED CONTRACT AMOUNT				\$2,346,321.99	

APPROVED FENCE AND SIDING AND TRIM

Fence C/O's	\$108,454.83
Siding and Trim C/O's	\$163,849.38
Permits	\$20,397.78
Grand Total Repairs	\$2,346,321.99

2025-03-06 ARC Minutes.docx

NEPENTHE ARCHITECTURAL REVIEW COMMITTEE MINUTES
Thursday, March 6, 2024
4:30 P.M.

The March 6, 2025, Thursday, 4:30 pm meeting was canceled because of lack of business, leading to this month's business being conducted online only. Voting used the Association's database.

Members participating: Alan Watters, chairperson; Allen Davenport; Paul Serafimidis.

Also copied: Nina White, Board Liaison.

A. Introductions: none.

B.1. Homeowner requests not voted on:

1. **700 Dunbarton Circle** – Handrail installation. A handrail installation along the walkway from the front porch to the curb of the street is requested. It would be almost the same as that approved and installed at 516 Dunbarton Circle in the same place for the same reasons. Representatives of the ARC have met with the owner and have requested certain changes to the design.

B.2. Homeowner Requests Recommended to be Approved: (With conditions if so noted; with all votes unanimous unless otherwise noted.)

1. **2 Colby Court** – Windows replacement in this 1100 Model. Install three Anlin Del Mar Expanded View slider windows and one Anlin Malibu sliding door, all in exterior color "Architectural Bronze," via a retrofit installation. The new windows' configuration will match the existing windows' configuration. Northwest Exteriors is to be the contractor. This application is requesting the same window make, model, exterior color, and contractor as has been approved in July, 2022 and in December, 2021, to cite the two most recent approvals. **Approval Recommended with the Condition that a copy of or proof of the final inspection under the City permit process be submitted to the office with the Notice of Completion.**
2. **2316 Swarthmore Drive – Trellis replacement.** There exists an overhead trellis, or patio cover, over the patio, which is attached to the house on three sides, with several of the timbers cracked; it will be removed. The design of the replacement trellis is to be Nepenthe's Large Trellis design (p.15 "Exhibit A). It will be oriented so that one header beam is attached to the kitchen-dining room façade of the house on its east wall. The trellis will have two new support posts set into concrete footings to support the east end of the trellis. The structure is to be painted the standard "Cocoa Brown" color. All members voted in favor by March 22. **Approval Recommended.**

3. **2316 Swarthmore Drive – Patio hardscape replacement:** The patio foundation is to be constructed with 4" of compacted road base covered with 4" of concrete, covered by a mat and topped by 1-in. Bue Stone tiles. The patio is to have the necessary minimum 2% slope away from the house. Also to be installed are area drains and buried downspout extensions that would drain out into the alley area. The diagram shows where the drain extension would lie and how it would convey water into the planted areas between the backyard fence and the alley asphalt. . All members voted in favor by March 22.
Approval Recommended.

4. **2316 Swarthmore Drive – Garden features:** Requested is the installation of four ornamental vertical screens and a bench or seating wall. There is to be a "Steel Screen Trio," consisting of three ornamental screens all oriented in one plane set parallel to the west exterior wall of 2318 Swarthmore installed 18" from that neighbor's residence as required by Nepenthe rules. The screens will consist of Border Concepts 3' x 6' "DAHLIA" pattern screens framed by a 2" square tube steel frame painted black, and they will be set 18" above the patio with their support anchors going into permanent concrete footings in the ground. The screens will be removeable to allow for siding maintenance. The single "Steel Screen Wall Art" screen will consist of two Border Concepts 3' x 6' "DAHLIA" pattern screens welded together and then welded inside a metal frame constructed of a 2" square tube steel frame painted black. The support legs will be 2' -6" long and will be inserted into 30"-long x 2.25" Square Galvanized Steel Anchors for 2" metal posts in the ground. This art wall will be located a few inches away from the north wall of the garage which makes up one side of the patio. The screen will be removeable to allow for siding maintenance. The seating wall will not affect Nepenthe-maintained structures, so its details are not of concern. All members voted in favor by March 22. **Approval Recommended.**

5. **2316 Swarthmore Drive – Wiring and conduit installation:** A circular hole will be made in the second-story north wall of the garage to allow electrical conduit to pass perpendicular to the wall from the inside of the garage onto one of the beams of the trellis, to supply power to the fan to be mounted under the trellis. Thus, the conduit will not be mounted on top of the siding or run along it. The homeowner accepts that it will be the homeowner's responsibility to remove this conduit from this siding-clad wall if it should be necessary for siding replacement. All members voted in favor by March 22.
Approval Recommended.

B.2.A. Homeowner Requests Approved via Emergency Approvals: none.

B.2.B. Homeowner Requests Not Recommended for Approval:

6. **1350 Commons Drive – Fence relocation.** Following installation of a new HVAC system, more ventilation area around the outdoor compressor is necessary. We have asked for further information and have had no response to attempts to contact the homeowner. **Approval Not Recommended.**

C. Old Business: Still awaiting editing changes on revisions to ARC documents.

D. New Business: None.

E. Estoppel Inspections: One inspection was conducted by Committee members.

F. Notices of Completion: Some signed.

Respectfully submitted, Alan Watters, chair

March 2025 Outreach meeting minutes.pdf

Nepenthe Outreach Committee Minutes

March 12, 2025

4:00 pm

Nepenthe Clubhouse

PRESENT:

Marcy Best, Chair
Pat Furukawa, Treasurer
Bonnie Jacobson, Secretary
Joan Barrett
Bill White
Ann Bennett
Ann Pasiuk
Theresa McCrackin
Gerry Gelfand
Tonae Hasik, Campus Commons liaison
Lora Selvin
Jan Beale

ABSENT:

Yvonne del Biaggio
Kathryn Schmid
Catharine Ridgeway

The meeting was called to order by Marcy, chair. She announced that Carol Duke has resigned from the committee.

OLD BUSINESS:

4/19-Spring Egg Hunt: Bonnie and Lora will co-chair. Tonae, Ann P, Marcy, Pat and Jan volunteered to help. This committee will review the event re-cap form from last year to use as a guide.

Tonae:

- will submit an article to the CC Commentator.
- she has reserved the playground area and will request that sprinklers be turned off.
- she will also ask a CC resident to wear the Easter Bunny costume.
- she will arrange for 2 long tables to be transported to the playground area.

Marcy:

- will place a bin in the clubhouse for residents to donate candy for egg stuffing.
- will take care of publicity, signs

Egg stuffing will take place on April 12th at noon in the clubhouse. Residents are encouraged to donate small pieces of candy to fit in the plastic eggs. **Gerry** will announce this at Saturday

Coffee.

Theresa volunteered to sit at a separate table and will encourage parents to leave contact information if they are interested in forming a younger group of volunteers to coordinate more age-related activities.

NEW BUSINESS:

Lead volunteers for 2025 events were selected.

5/17—Parking lot sale—Theresa/Joan will co-chair. **Joan** will handle publicity. **Marcy, Joan** and **Tonae** will submit notices to newsletters.

6/1—Music by the Pool—Marcy is trying to locate musicians for this event. Ann B volunteered to help.

7/4--4th of July Parade—Lora/Bonnie will co-chair. **Bonnie** will contact Bonnie Jean Ueltzen to inquire about her availability to cook and use her barbecue.

10/25—Halloween event—Marcy/Pat/Theresa will co-chair. **Marcy** said the hayride has been reserved.

11/8—Arts, Crafts & Collectibles fair—Ann B/Tonae will co-chair. **Bill** said he and Peter will set up and tear down the tables.

Holiday party—Chairperson TBD

NYE gathering—Chairperson TBD

Meeting was adjourned at 5:05 PM.

Respectfully submitted,

Bonnie Jacobson, Secretary

Request for Board Action:

There is no request for Board action at this time.

Next Outreach Committee meeting is April 9, 2025

ILS Committee Meeting minutes 3-10-2025.docx

ILS Committee Meeting Minutes
Page 1

Date: March 10, 2025
Time: 5:35 p.m.
Attendees: Jackie Grebitus, Chair-person
Leslie Arnal, Member
Pam Dimaggio, Member
Ricardo Pineda, Member
Cheryl Nelson, board liaison
Ann Pasiuk, guest
Susan Diedrich, guest
Bonnie Jacobson, guest
Roy Hui, guest
Lynn Goldsmith, guest
Jennifer Goldsmith, guest

1. **Spas:** The committee located one provider that provides spa covers for in-ground spas. That one provider offered a locking system, but the lock cannot be adapted to accept our cards.

We understand that First Services is keeping data regarding the pool/spa breaches which reflects, at least, the night the entry occurred. **If this is not accurate, the committee asks that First Services start keeping information on the date of the breach coupled with any camera evidence that may exist. The committee recommends that each pool have a wide-angle lens to capture perimeter so that if a breach occurs, the video can be reviewed to determine how the person got in. The report should include this information as well.** In that way, the committee and Board can be aware of the severity of the problem, can maintain identification information, and, ideally, can be aware of the entry methods.

2. **Trespassing Signs:** The HOA has trespassing signs that state “No trespassing / Private Property.” The committee endeavored to determine when and how frequently the signs needed to be posted to support police action. The committee was unable to receive an answer from knowledgeable source in Sacramento. Another county states that you need signs at entrances and no less than 3 every mile. **The committee recommends First Services install signs at every pool gate and periodically on the fences around the pools.**
3. **Fire safety:** The committee thanks the Board for asking the roofing company to do a spot inspection whether the chimney caps can be retrofitted or replaced with spark arresting chimney caps. In addition, we appreciate that the roofing company will check to see if our vents are ember proof, and will also give us a recommendation if they are not.
4. **Loss assessment coverage issue:** The committee reviewed the Survey Monkey options for potential changes to the CCRs and discussed the three options at length. Here is our discussion and interpretation of the options:

Option 1: If an event occurs and damages five units, in theory the \$100,000 HOA deductible would be split between the 5 owners (\$20,000 per owner.) However, under Option 1, the owner's actual obligation would be up to the limit on that owner's HO-6 loss assessment coverage. So, if an owner had \$50,000 of loss assessment coverage, that owner would pay \$20,000. If an owner had \$10,000 of loss assessment coverage, that owner would pay \$10,000.

If one of the five owners had NO loss assessment coverage, that owner would be responsible for \$20,000 up to the amount represented by the median loss assessment coverage offered by HO-6 carriers. The Survey Monkey did not mention how the Board would actually glean the median loss assessment coverage. The option states that the method is described "herein" though no method was actually included. The committee assumes that if the Board is leaning toward Option 1, they Board would solicit an attorney draft of how that median coverage would be determined.

One of our members preferred Option 1 since the HOA would benefit from the owners' loss assessment coverage.

Option 2: If an event occurs, no matter what the circumstances, the HOA will be responsible for paying the \$100,000 deductible. The Board may or may not pass that onto the owners, but if it does pass all or a portion of the \$100,000 onto the owners, it will pass the deductible onto all 590 owners by way of an assessment, to wit, each owner would bear a "pro rata" or equal share. Thus, if the deductible were \$100,000, this would be \$169.00 per unit. If the deductible were \$1,000,000, this would be \$1,690.00 per unit. The owner could submit a claim with their insurance company for the \$169.00 or \$1,690.00 if the owner has loss assessment coverage.

The majority of the committee supported Option 2.

Option 3: If an event occurs, an owner would be responsible for the HOA deductible if the owner was found to be negligent or at fault (as determined by the Board), or if the damage was caused by the owner failing to maintain the owner's portion of the residence. The owner would be responsible for the whole deductible irrespective of how many lots are involved or whether common area is involved. The committee discussed that this would lead to a retroactive analysis of what occurred to determine if the owner was "at fault". So, for example, if a fire were started as a result of an electrical problem in the unit, the Board could claim that the owner failed to properly maintain his electrical wiring and the owner would need to defend against that claim.

Note to Board: Option 3 states: "where damage is caused by the failure of some portion of, or component, in such Owner's lot..." This should probably be: "where damage is caused by the failure of some portion of, or component in, such Owner's lot..."

Option 3 goes on to say if only one lot is involved and no fault is involved, the HOA may pay the deductible or allocate a portion to the owner, as determined by the Board.

ILS Committee Meeting Minutes
Page 3

Option 3 further says that if more than one lot is involved and no fault is involved, the owners would be responsible for the HOA deductible, which would be divided equally between the affected owners. If one lot and common area is involved, the owner would also be responsible up to the HOA deductible. The committee noted that Board would NOT have the option to pay all or a portion of the deductible. Also, the committee did not understand why an owner who is not at fault should be responsible for common areas.

The committee felt that Option 3 would be too litigious and too punitive toward owners and would not offer anyone in the community certainty of their responsibility to pay the HOA deductible.

7:15 p.m. end of meeting. Next meeting is scheduled for April 14, 2025 at 5:30 p.m.

FINAL March 20 Grounds Committee Meeting Minutes.p.pdf

Grounds Committee Meeting Minutes

March 20, 2025

ATTENDEES

Mary Gray, Chair

Jane Brown

Paula Connors

Joanne Massoni

Theresa McCrackin

Excused: Don Ellwanger

Board Liaison: Courtenay Delfin; Nepenthe staff: Nicole Marks

Homeowners: None; Attending on zoom: None

AGENDA

1. Welcome
2. Homeowner Comments Part I: No one in attendance
3. **Agenda Item #3: Review and Update on status of the recommendations remaining from February 20, 2025 Grounds Committee that were forwarded to the Board in its March 5 Open Meeting packet**
 - a. Board Liaison Courtenay Delfin and Nicole Marks indicated that Carson has been asked to create proposals for 15 properties recommended for approval by Grounds Committee on February 20. Chair Mary Gray shared that each site has been photographed with stakes and flags to indicate recommended location for installation of plants and/or trees. This information will be provided to Carson by Nicole Marks to assist Carson in preparation in the cost proposals. It is expected these proposals will be considered at the next Grounds Committee meeting on April 17.
 - b. 810 Dunbarton was added to the above list as it was forwarded after the Feb 20 meeting as a new work order. Chair described the issue and recommended that the mowed-down area be watched for new growth and that one plant be added, to replace plants that had been removed.
Moved: Brown
Seconded: Massoni
Vote: Unanimous
 - c. Recommendation to Remove tree at 1004 Dunbarton: The Chair summarized the issue from the February meeting: "In the course of the community walk, Mr. Ruffner noted a tree in front of 1004 Dunbarton because it was placed too close to the residence with some branches almost touching the residence and is leaning over the pedestrian walkway due to insufficient sunlight. "
OUTCOME: Board Liaison Delfin indicated the item would be presented at the next Board Executive Session on April 1.
 - d. Recommendation to approve the February 20 recommendations regarding Garth Ruffner Observations to become standard practice in Nepenthe
OUTCOME: Board Liaison Delfin indicated the item would be presented at the next Board Executive Session on April 1.
 - e. Recommendation to utilize one hour of Consultant Ruffner contract to obtain input for community-wide grass/ground cover remediation and related irrigation recommendations.
 - f. OUTCOME: Board Liaison Delfin indicated the item would be presented at the next Board Executive Session on April 1.
 - g. Obtaining proposal and presentation from second independent arborist. All present discussed the pros and cons of the issue, as well as the desire for more information.

OUTCOME: Board Liaison Delfin indicated the item would be presented at the next Board Executive Session on April 1.

- h. Approval of updated Plant List.

OUTCOME: Board Liaison Delfin indicated the item would be presented at the next Board Executive Session on April 1.

Agenda Item #4: Updated Tracker for Homeowner Request and Tree Remediation work orders

The outstanding items for Grounds Committee review as listed on the Tracker were clarified. Nicole Marks agreed to forward outstanding pending work orders to the Chair to be distributed to the Grounds Committee members, who would visit the sites and make recommendations to be considered at the April 17 Grounds Committee meeting. The most recent “Nepenthe Service Request Tracker – Updated 3-18-25” is attached.

Agenda Item #5 AB 1572:

The Committee agreed to continue its education regarding AB 1572, recent state legislation restricting the use of potable water on “nonfunctional turf” and its possible implications for Nepenthe short- and long-term landscape decisions. Paula Connors agreed to invite the City of Sacramento Water Conservation Coordinator to an open Grounds Committee meeting to provide an update on the City’s plans for implementation, especially as it relates to Nepenthe HOA.

Moved: McCrackin

Seconded: Brown

Vote: Unanimous

Agenda Item #6

Consideration of actions to obstruct or stop maintaining “casual paths”:

The Committee discussed whether to proceed with evaluating options for preventing informal walking paths. The Committee agreed that this was a security issue as well as a landscape issue. Board Liaison Delfin indicated this would be a subject for further discussion with Carson at an April meeting. The Committee agreed to defer the issue.

Agenda Item #7 Homeowners Request for 814 Elmhurst.

The Chair indicated that due to an oversight a request had not been included in requests awaiting review and recommendation. The Committee agreed that this item should be included with outstanding requests described in Agenda Item #4 (above) as soon as all outstanding work orders are distributed to the Committee.

Agenda Item # 8 Other Issues

Status of Supplemental Planting Program

Board Liaison Delfin updated the Committee on the Board’s consideration of Grounds Committee recommendation for implementing a supplemental planting program. She indicated that once all Board questions are answered in Executive Session, the Board would be in a position to vote on the matter.

- 9. Homeowner Comments Part II: No one in attendance

Meeting was Adjourned at 4:20 pm

Attachment 1: Service Request Tracker Updated 03.18.25

Nepenthe Service Request Tracker - Updated 03.18.25			
W.O. #	Address/Location	Zone #	Current Status
1262776	ENTIRE COMMUNITY	ALL ZONES	Pending Grounds Committee Review
1262816	ENTIRE COMMUNITY	ALL ZONES	Pending Grounds Committee Review
1249091	1318 Vanderbilt	2	Pending Proposal from Carson
1236920	307 Dunbarton	3	Pending Proposal from Carson
1239620	813 Dunbarton	3	Pending Proposal from Carson
1252198	809 Dunbarton	3	Pending Proposal from Carson
1262480	2330 Swarthmore	3	Pending Grounds Committee Review
1240712	1403 Commons	4	Pending Proposal from Carson
1253141	306 Dunbarton	4	Pending Proposal from Carson
1269430	1113 Dunbarton	4	Pending Zone Steward Review
1270502	810 Dunbarton	4	Pending Zone Steward Review
1269028	1213 Vanderbilt	5	Pending Zone Steward Review
1235145	1317 Vanderbilt	5	Pending Proposal from Carson
1249646	1257 Vanderbilt	5	Pending Proposal from Carson
1229560	310 Elmhurst	6	Pending Grounds Committee Review
1245602	606 Elmhurst	6	Pending Grounds Committee Review
1248489	710 Elmhurst	6	Pending Proposal from Carson
1272982	814 Elmhurst	6	Pending Zone Steward Review
1265238	1653 University	7	Pending Zone Steward Review
1244838	1449 University	7	Candidate for supplemental planting
1264798	1449 University	7	Pending Zone Steward Review

Nepenthe Finance Committee March 2025 FINAL.docx

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>
Approval of Prior Meeting Minutes and Action Items	- Duke called the meeting to order @ 4:30PM - Motion by Apostolo and seconded by Duke to approve February 2025 meeting minutes	February 2025 meeting minutes approved
Financial Statement Approval	Motion by Apostolo and seconded by Duke to approve January 2025 financials	January 2025 financials approved
General Manager Update/Board Liaison	- No Board Liaison update - No General Manager update	
Actual vs. Reserve budget variance report 2024 and YTD 2025	- There are outstanding invoices from December 2024 which are needed to complete total spend in Landscaping - Need final 2024 Reserve Study update. - All January 2025 spend data and financials received	Follow up with Board Liaison
Deliverables		
Homeowner Comments	Questions arose as to why information is not available to Finance Committee	
Adjourn	Meeting adjourned @ 4:40PM	

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

Letter to the Board - Markus Dascher.pdf

Dear Board of Directors,

For full transparency purposes I would like this email included in the next board package.

Regarding the survey:

- How much did it cost in attorney fees to compile these questions? Only the costs that are associated with this matter. This is part of the CC&R changes.
- Is there a deadline to return this survey? If yes, when? If not, why not?
- What is the board planning to do with the survey information?
- Is the board's plan to change the CC&R's?
- How much is it going to cost to change the CC&R's?
- How many homeowners have to vote to get the change of the CC&R's to pass?

Sincerely,

Markus Dascher

March 2025 Open Meeting Responses.pdf

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.] An updated plant list is pending board approval.

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 effect 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.

OpenSession_03052025_Minutes.pdf



NEPENTHE ASSOCIATION

Open Session

March 5, 2025 6:00 PM
Nepenthe Clubhouse
1131 Commons Drive
Sacramento, CA

MINUTES

Directors Present

COURTENAY DELFIN - President
CHERYL NELSON TRUSTEE - Vice President
NINA WHITE TTEE - Member at Large
BRIAN COATES - Treasurer

Directors Absent

PETER LEWICKI - Secretary

Additional Attendees

Nicole Marks, CMCA, AMS - General Manager, FirstService Residential
Trevon McCrea-Simmons - 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 March 4, 2025 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 took the following actions during the March 4th meeting:

- The Board approved the proposal from Critical Path Reconstruction for fencing repairs for 2 homes totaling \$8,305.37- *This proposal was approved unanimously*
- The Board approved the proposal from Breault Asphalt for concrete repairs for 4 locations totaling \$8,862- *This proposal was approved unanimously*
- The Board approved the proposal from Breault Asphalt for asphalt repairs for 2 locations totaling \$8,984- *This proposal was approved unanimously*
- The Board approved the proposal from Indoor Environmental Services for Dunbarton HVAC repair totaling \$1,680.56- *This proposal was approved unanimously*
- The Board approved 3 proposals from Carson Landscape for irrigation repairs primarily in Zone 1 & 2 totaling \$16,630- *This proposal was approved unanimously*

III. REPORTS

A. GENERAL MANAGER'S REPORT

The General Manager provided an update verbally.

B. CONSTRUCTION MANAGER'S REPORT

The General Manager provided a construction update verbally.

IV. COMMITTEE UPDATES

A. ARCHITECTURAL COMMITTEE

Resolved

The Board affirms the committee's recommendations below:

Address	Modification	Recommendation
2318 Swarthmore	Hardscape in Patio	Approval
1185 Vanderbilt	Window Replacement	Approval

Motion: COURTENAY DELFIN
Second: CHERYL NELSON TRUSTEE

► **Resolved**
The motion passed unanimously

B. OUTREACH COMMITTEE

Marcy Best provided a verbal update for the Outreach Committee.

C. ILS COMMITTEE

Jackie Grebitus provided a verbal update for the ILS Committee.

D. GROUNDS COMMITTEE

Jane Brown provided a verbal update for the Grounds Committee.

E. FINANCE COMMITTEE

No updates were provided by the Finance Committee.

F. NOMINATING/ELECTION COMMITTEE

The General Manager stated the 6 candidates that will be running in the upcoming Director Election in May (listed below in alphabetical order by last name):

- 1. Andrew Barrios
- 2. Jane Brown
- 3. Mary Gray
- 4. Cheryl Nelson
- 5. Ricardo Pineda
- 6. Nina White

V. HOMEOWNER CORRESPONDENCE

A. HOMEOWNER CORRESPONDENCE - 03.05.25

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

B. HOMEOWNER COMMENT/CORRESPONDENCE FOLLOW UP - 02.05.25

The Board provided written responses to all Homeowner Correspondence received for the February 2025 Open Session Board Meeting.

VI. CONSENT CALENDAR

Resolved

The Board approves Consent Calendar Items A through C as presented.

Motion: BRIAN COATES
Second: NINA WHITE TTEE

► **Resolved**
The motion passed unanimously

A. OPEN SESSION MINUTES - FEBRUARY 5, 2025

Resolved

The Board approves the Open Session Minutes dated February 5, 2025 as presented.

B. FINANCIAL STATEMENT - JANUARY 2025

Resolved

The Board accepts the Association’s income statement for January 2025 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 \$135,408.45 and year-to-date reserve funding of \$31,993.48 compared to the year-to-date reserve funding budget of \$173,480. The actual year-to-date operating expenses were \$293,415.26. The budgeted year-to-date operating expenses were \$243,470. The association has \$255,288.67 in operating funds, which represents 0.61 months of budgeted expenses and reserve contributions. The association has \$8,421,083.58 in reserve funds.

C. RECORD LIEN RESOLUTION

Resolved

NOW THEREFORE BE IT RESOLVED that the Board of Directors approves by a majority vote of the board members present at a duly called open meeting for FirstService Residential to record a lien on the separate interests/accounts listed below on behalf of the association and to mail a copy of the recorded lien to all known owners and addresses once the 30 days has elapsed from the mailing of the warning letter and no payment has been received.

Date	Account No.	Total Amount Due	Approved	Denied
2/10/25	2002-03	\$2,304.78	X	

VII. HOMEOWNER FORUM

Multiple homeowners addressed the community/board regarding misc. topics including: CC&R revisions, water billing, and landscaping.

VIII. NEXT BOARD MEETING

The Association’s next open Board meeting will be held April 2, 2025, at 6:00 pm.

IX. ADJOURN

The meeting was adjourned at 6:35PM.

APPROVED

DATE

NEP 02-25 FINANCIAL.pdf

NEPENTHE ASSOCIATION

CASH BASIS FINANCIAL STATEMENTS

FOR THE MONTH AND TWO MONTH(S) ENDED
FEBRUARY 28, 2025

CONTENTS

FINANCIAL SUMMARY REPORT	
CASH FLOW REPORT	
COMPARATIVE BALANCE SHEET	A
INVESTMENT REPORT	B
GENERAL RESERVE FUND BALANCE SUPPORT SCHEDULE	C
INCOME STATEMENT	D
INCOME STATEMENT FOR 12 MONTHS ENDING	EA
SUB ACCOUNT LEDGER	FA
GENERAL LEDGER	F
TRANSACTION REGISTER	G
RECEIPTS STATEMENT	H
DISBURSEMENTS REPORT	I
CHECK HISTORY REPORT	J
BANK RECONCILIATIONS	

THE ACCOMPANYING FINANCIAL STATEMENTS ARE SUBJECT TO AUDIT
AND ARE ONLY INTENDED FOR THE ASSOCIATION'S INTERNAL USE.

PREPARED BY:



NEPENTHE ASSOCIATION

Financial Summary

Fiscal Year End: December 31, 2025

For the Month Ended: February 28, 2025

Operating cash	251,543.89	255,288.67	Decrease in Cash	(3,744.78)
Reserve cash	8,136,259.45	8,421,083.58	Decrease in Cash	(284,824.13)
Adj Operating Cash (see note 1)	201,430.22	191,140.89	Increase in Cash	10,289.33

Average budgeted expenses / month	416,950.00
Average # of months of available cash	0.60
Percent Funded Per 2024 Reserve Study	186.0%

ASSESSMENT SUMMARY

Prepaid Utilities	
Monthly Assessment Budget	388,810.00
Assessment Cash Received	375,810.91

Total Assessments Receivable

0-30 days late (see note 2)	17,645.67
31-60 days late	5,508.30
61-90 days late	2,586.30
over 90 days late	32,611.37
Total Assessments Due	58,351.64

Other Receivable

Other Receivable	96,552.35
Past Residents Assessments Rec.	16,129.48

Prepaid Assessments	50,113.67
---------------------	-----------

OPERATING SUMMARY

Category	February Expenses	YTD Expenses	YTD Budget	YTD Variance	Negative YTD Variances>\$2000
Utilities	14,098	29,101	74,376		45,275
Landscape	48,880	100,760	97,760		(3,000) LANDSCAPE \$3K MORE THAN BUDGET 1-TIME
Common Area	18,701	96,952	48,324		(48,628) GUTTER/DOWNSPOUT+PLUMBING
Management/On-Site Admin	35,694	93,963	80,478		(13,485) PAYROLL, TAXES, WEBSITE
Insurance	90,254	180,266	186,002		5,736
Total Operating Expenses	207,626	501,042	486,940		(14,102) Spending overbudget year-to-date
YTD Profit/(Loss)		154,425			

RESERVE SUMMARY

Contribution to Reserves this month:	173,480.00	Reserve Disbursements this month:	536,393.56
Contribution to Reserves Year-to-Date:	173,480.00	Reserve Disbursements Year-to-Date:	1,085,053.20
Interest on reserve funds Year-to-Date	58,312.91		

ITEMS OF NOTE

1. Adj Operating Cash is calculated by Operating Account Funds minus Prepaid Assessments.
2. In a month with 31 days, assessments owed for that month would be reflected under 31-60 days late.
3. Insurance Claim of \$202,707.63 added directly to reserves, will not reflect on income statement, nor will it offset the budget.



Nepenthe's Year To Date Cash Flow

Sources/Uses		Operations	Reserves
Beginning Balance	1/1/2024	89,192	8,937,750
Plus	Income	887,260	
	Reserve Investment Income		58,313
	Contributions to Reserves		173,480
Less	Operating Expenses	(501,042)	
	Reserve Funding	(173,480)	
	Reserve Expenses		(1,085,053)
Ending Balance	2/28/2025	251,544	8,136,259

Budget Report

Actual Income - Year-to-date	\$ 887,259.58
Budgeted Income - Year-to-date	<u>\$ 833,900.00</u>
Produced a positive Year-to-date income variance of	\$ 53,359.58
Actual Expenses and Reserve Contribution - Year-to-date	\$ 732,834.49
Budgeted Expenses and Reserve Contribution - Year-to-date	<u>\$ 833,900.00</u>
Produced a positive Year-to-date operating expenses variance of	\$ 101,065.51
The two combined variances produced a positive Year-to-date variance of	\$ 154,425.09

Other Information

Unpaid assessments at	2/28/2025	were:	\$ 58,351.64
Prepaid assessments at	2/28/2025	were:	\$ 50,113.67

NEPENTHE ASSOCIATION
COMPARATIVE BALANCE SHEET
02/28/2025

03/20/2025 5:08 PM Page: A 1

c/o FirstService Residential
15241 Laguna Canyon Rd
Irvine CA 92618

FirstService Residential CA
15241 Laguna Canyon Road
Irvine CA 92618

	CURRENT MONTH	PRIOR MONTH

CASH AND INVESTMENTS		
OPERATING ACCOUNT FUNDS	251,543.89	255,288.67
PETTY CASH	150.00	150.00
RESERVE ACCOUNT FUNDS	8,136,259.45	8,421,083.58
TOTAL CASH AND INVESTMENTS	8,387,953.34	8,676,522.25
OTHER ASSETS		
DUE TO RESERVES	0.00	53,085.00
DUE FROM OPERATING	0.00	(53,085.00)
UNFUNDED RESERVES	371,044.00	371,044.00
TOTAL OTHER ASSETS	371,044.00	371,044.00
TOTAL ASSETS	8,758,997.34	9,047,566.25
LIABILITIES		

ACCOUNTS PAYABLE	60,500.00	30,176.42
UNFUNDED RESERVES	371,044.00	371,044.00
PROCESSING FEES	512.00	512.00
TOTAL LIABILITIES	432,056.00	401,732.42
MEMBERS EQUITY		

GENERAL RESERVE FUND BALANCE	8,136,259.45	8,474,168.58
OPERATING FUND BALANCE-BEG OF YEAR	36,256.80	36,256.80
CURRENT YEAR INCOME/(LOSS)	154,425.09	135,408.45
TOTAL LIABILITIES & MEMBERS EQUITY	8,758,997.34	9,047,566.25

NEPENTHE ASSOCIATION
RESERVE FUND BALANCES SUPPORT SCHEDULES
02/28/2025

03/20/2025 5:08 PM Page: C 1

c/o FirstService Residential
15241 Laguna Canyon Rd
Irvine CA 92618

FirstService Residential CA
15241 Laguna Canyon Road
Irvine CA 92618

	PRIOR YEAR BALANCE	BEG BAL REALLOCATION	ADDITIONS THIS YEAR	EXPENSE CURRENT MONTH	PREVIOUS EXP CURRENT YEAR	CURRENT BALANCE
GENERAL RESERVES						
23103 INTEREST ON RESERVE FUNDING	0.00	0.00	58,312.91	0.00	0.00	58,312.91
22872 GYM/WORKOUT FACILITY	14,017.11	0.00	272.00	0.00	0.00	14,289.11
22960 PAINTING-INTERIOR RESERVES	6,338.62	0.00	123.00	0.00	0.00	6,461.62
23014 CONCRETE REPAIRED RESERVES	108,220.33	0.00	2,100.00	0.00	0.00	110,320.33
23058 GENERAL RESERVES	0.00	0.00	0.00	(810.00)	0.00	(810.00)
23120 ROOF RESERVES	3,349,676.81	0.00	65,000.00	(2,125.00)	(4,355.00)	3,408,196.81
23122 POOL/SPA RESERVES	106,828.92	0.00	2,073.00	0.00	0.00	108,901.92
23127 FENCING RESERVES	361,971.23	0.00	7,024.00	(112,062.17)	(77,922.44)	179,010.62
23130 CONTIGENCY RESERVES	52,610.00	0.00	0.00	0.00	0.00	52,610.00
23133 IRRIGATION RESERVES	126,875.45	0.00	2,462.00	(615.00)	(17,765.00)	110,957.45
23136 SHINGLE RESERVES	0.00	0.00	0.00	(45,377.06)	0.00	(45,377.06)
23146 SIGNS RESERVES	29,940.96	0.00	581.00	(539.83)	(177.80)	29,804.33
23178 PAVING RESERVES	557,592.36	0.00	10,820.00	0.00	0.00	568,412.36
23199 RESERVE STUDY RESERVES	7,833.09	0.00	152.00	0.00	0.00	7,985.09
L23133 OUTDOOR EQUIPMENT RSRV	14,274.78	0.00	277.00	0.00	0.00	14,551.78
L23135 PAINT EXTERIOR RSRV	634,274.19	0.00	12,308.00	(47,725.00)	(18,675.00)	580,182.19
L23136 STRUCTURAL REPAIRS RSRV	1,925,651.89	0.00	37,367.00	(209,561.71)	(164,136.90)	1,589,320.28
N22911 UNDERGROUND UTILITY RSRV	97,913.63	0.00	1,900.00	0.00	(2,495.00)	97,318.63
N23017 CLUBHOUSE RENOVATION RSRV	84,772.58	0.00	1,645.00	(2,737.79)	0.00	83,679.79
N23130 MISCELLANEOUS RSRV	16,748.38	0.00	325.00	0.00	0.00	17,073.38
N23274 TENNIS COURT RSRV	69,003.34	0.00	1,339.00	0.00	0.00	70,342.34
N23275 GROUNDS RESERVE	695,702.11	0.00	27,060.00	(108,970.00)	(167,795.00)	445,997.11
N23282 TREE REMOVAL ANNUAL MAINT RSRV	698,794.12	0.00	0.00	(5,870.00)	(95,337.50)	597,586.62
N22991 POLE LIGHT REPAIRS RSRV	33,599.84	0.00	652.00	0.00	0.00	34,251.84
TOTAL GENERAL RESERVES	8,992,639.74	0.00	231,792.91	(536,393.56)	(548,659.64)	8,139,379.45

NEPENTHE ASSOCIATION
I N C O M E S T A T E M E N T
02/28/2025

03/20/2025 5:08 PM Page: D 1

c/o FirstService Residential
15241 Laguna Canyon Rd
Irvine CA 92618

FirstService Residential CA
15241 Laguna Canyon Road
Irvine CA 92618

----- ACTUAL	---MONTH--- BUDGETED	----- VARIANCE	G/L NUMBER	DESCRIPTION	----- ACTUAL	YEAR TO DATE BUDGETED	----- VARIANCE	ANNUAL BUDGET	\$ REMAINING IN BUDGET
REVENUE									
374,990.91	388,810	(13,819.09)	14000	HOMEOWNER ASSESSMENT REVENUE	778,297.96	777,620	677.96	4,665,720	3,887,422.04
0.00	2,000	(2,000.00)	14087	EASEMENT AGREEMENT	0.00	4,000	(4,000.00)	24,000	24,000.00
733.05	150	583.05	14101	INTEREST ON PAST DUE ASSESSMENTS	1,146.46	300	846.46	1,800	653.54
40.00	50	(10.00)	14110	KEY REVENUE	110.00	100	10.00	600	490.00
390.00	350	40.00	14113	CLUBHOUSE RENTAL	1,065.00	700	365.00	4,200	3,135.00
0.00	0	0.00	14116	CC&R VIOLATIONS/FINES	540.00	0	540.00	0	(540.00)
953.00	1,400	(447.00)	14122	INSURANCE REIMBURSEMENT	953.00	2,800	(1,847.00)	16,800	15,847.00
2.00	0	2.00	14162	OPERATING INTEREST REVENUE	4.25	0	4.25	0	(4.25)
26,319.43	0	26,319.43	14163	RESERVE INTEREST REVENUE	58,312.91	0	58,312.91	0	(58,312.91)
23,014.00	24,190	(1,176.00)	14309	WATER REIMBURSEMENTS	46,830.00	48,380	(1,550.00)	290,280	243,450.00
426,442.39	416,950	9,492.39		TOTAL REVENUE	887,259.58	833,900	53,359.58	5,003,400	4,116,140.42
RESERVE CONTRIBUTION									
272.00	272	0.00	19572	GYM/WORKOUT FACILITIES RESERVES	272.00	544	272.00	3,264	2,992.00
123.00	123	0.00	19660	PAINTING-INTERIOR RES	123.00	246	123.00	1,476	1,353.00
2,100.00	2,100	0.00	19714	CONCRETE REPAIR RESERVE	2,100.00	4,200	2,100.00	25,200	23,100.00
26,319.43	0	(26,319.43)	19803	GENERAL RESERVE INTEREST	58,312.91	0	(58,312.91)	0	(58,312.91)
65,000.00	65,000	0.00	19820	ROOF RESERVE	65,000.00	130,000	65,000.00	780,000	715,000.00
2,073.00	2,073	0.00	19822	POOL/SPA RESERVE	2,073.00	4,146	2,073.00	24,876	22,803.00
7,024.00	7,024	0.00	19827	FENCING RESERVE	7,024.00	14,048	7,024.00	84,288	77,264.00
2,462.00	2,462	0.00	19833	IRRIGATION RESERVE	2,462.00	4,924	2,462.00	29,544	27,082.00
581.00	581	0.00	19846	SIGN RESERVE	581.00	1,162	581.00	6,972	6,391.00
10,820.00	10,820	0.00	19878	PAVING RESERVE	10,820.00	21,640	10,820.00	129,840	119,020.00
152.00	152	0.00	19899	RESERVE STUDY	152.00	304	152.00	1,824	1,672.00
277.00	277	0.00	L19833	OUTDOOR EQUIPMENT RSRV	277.00	554	277.00	3,324	3,047.00
12,308.00	12,308	0.00	L19835	PAINTING EXTERIOR RESERVE	12,308.00	24,616	12,308.00	147,696	135,388.00
37,367.00	37,367	0.00	L19836	STRUCTURAL REPAIRS RSRV	37,367.00	74,734	37,367.00	448,404	411,037.00
1,900.00	1,900	0.00	N19611	UNDERGROUND UTILITY REPR RSV	1,900.00	3,800	1,900.00	22,800	20,900.00
652.00	652	0.00	N19691	POLE LIGHT REPR RSV	652.00	1,304	652.00	7,824	7,172.00
1,645.00	1,645	0.00	N19717	CLBHOUSE REMODEL INTERIOR RENOVATI	1,645.00	3,290	1,645.00	19,740	18,095.00
325.00	325	0.00	N19830	MISCELLANEOUS RSV	325.00	650	325.00	3,900	3,575.00
1,339.00	1,339	0.00	N19974	COMMON TENNIS CRT RSV	1,339.00	2,678	1,339.00	16,068	14,729.00
13,500.00	13,500	0.00	N19975	GROUPS RSV	13,500.00	27,000	13,500.00	162,000	148,500.00
13,560.00	13,560	0.00	N19982	TREE REM/ ANNL MAINT RSV	13,560.00	27,120	13,560.00	162,720	149,160.00
199,799.43	173,480	(26,319.43)		TOTAL RESERVE CONTRIBUTION	231,792.91	346,960	115,167.09	2,081,760	1,849,967.09
226,642.96	243,470	(16,827.04)		AVAILABLE OPERATING REVENUE	655,466.67	486,940	168,526.67	2,921,640	2,266,173.33
OPERATING EXPENSES									
UTILITIES									
3,372.54	4,337	964.46	15101	ELECTRICITY	7,070.10	8,674	1,603.90	52,044	44,973.90

NEPENTHE ASSOCIATION
I N C O M E S T A T E M E N T
02/28/2025

03/20/2025 5:08 PM Page: D 2

c/o FirstService Residential
15241 Laguna Canyon Rd
Irvine CA 92618

FirstService Residential CA
15241 Laguna Canyon Road
Irvine CA 92618

----- ACTUAL	---MONTH--- BUDGETED	----- VARIANCE	G/L NUMBER	DESCRIPTION	----- ACTUAL	YEAR TO DATE BUDGETED	----- VARIANCE	ANNUAL BUDGET	\$ REMAINING IN BUDGET
3,291.10	2,164	(1,127.10)	15102	GAS	6,316.67	4,328	(1,988.67)	25,968	19,651.33
683.31	510	(173.31)	15103	REFUSE COLLECTION	1,366.08	1,020	(346.08)	6,120	4,753.92
164.24	172	7.76	15105	TELEPHONE EXPENSE	328.48	344	15.52	2,064	1,735.52
6,586.96	5,865	(721.96)	15106	WATER	12,397.81	11,730	(667.81)	70,380	57,982.19
0.00	23,600	23,600.00	15106R	REIMBURSABLE WATER USAGE	0.00	47,200	47,200.00	283,200	283,200.00
0.00	540	540.00	15155	INTERNET EXPENSE	1,621.57	1,080	(541.57)	6,480	4,858.43
14,098.15	37,188	23,089.85		TOTAL UTILITIES	29,100.71	74,376	45,275.29	446,256	417,155.29
LAND MAINTENANCE									
48,880.00	48,880	0.00	15500	CONTRACT LANDSCAPE SERVICE	100,760.00	97,760	(3,000.00)	586,560	485,800.00
48,880.00	48,880	0.00		TOTAL LAND MAINTENANCE	100,760.00	97,760	(3,000.00)	586,560	485,800.00
COMMON AREA									
4,050.00	3,475	(575.00)	16020	CONTRACT POOL/SPA SERVICE	8,100.00	6,950	(1,150.00)	41,700	33,600.00
0.00	85	85.00	16022	POOL EQUIPMENT REPAIR	0.00	170	170.00	1,020	1,020.00
0.00	210	210.00	16027	POOL INSPECTION	0.00	420	420.00	2,520	2,520.00
3,300.00	210	(3,090.00)	18457	PLUMBING REPAIR	7,600.00	420	(7,180.00)	2,520	(5,080.00)
99.51	1,300	1,200.49	18524	MATERIAL SUPPLIES	99.51	2,600	2,500.49	15,600	15,500.49
215.00	335	120.00	18526	PEST CONTROL	2,080.00	670	(1,410.00)	4,020	1,940.00
2,490.00	2,657	167.00	18531	JANITORIAL SERVICE	5,105.00	5,314	209.00	31,884	26,779.00
0.00	192	192.00	18532	JANITORIAL SUPPLIES	0.00	384	384.00	2,304	2,304.00
0.00	65	65.00	18534	FIRE EXTINGUISHER SERVICE	175.13	130	(45.13)	780	604.87
676.00	0	(676.00)	18544	LIGHT REPAIRS	676.00	0	(676.00)	0	(676.00)
808.01	700	(108.01)	18579	PATROL SERVICE	1,540.01	1,400	(140.01)	8,400	6,859.99
570.00	9,833	9,263.00	18736	GUTTER & DOWNSPOUT CLEANING	59,370.00	19,666	(39,704.00)	117,996	58,626.00
6,472.00	4,166	(2,306.00)	18767	REPAIR & MAINTENANCE	11,773.81	8,332	(3,441.81)	49,992	38,218.19
0.00	709	709.00	18771	BACKFLOW DEVICE TEST	0.00	1,418	1,418.00	8,508	8,508.00
20.47	140	119.53	18905	KITCHEN SUPPLIES	166.46	280	113.54	1,680	1,513.54
0.00	85	85.00	18986	FITNESS CONTRACT	265.94	170	(95.94)	1,020	754.06
18,700.99	24,162	5,461.01		TOTAL COMMON AREA	96,951.86	48,324	(48,627.86)	289,944	192,992.14
MANAGEMENT/ON-SITE ADMIN EXP									
150.00	200	50.00	18001	COMMUNITY WEBSITE	1,379.88	400	(979.88)	2,400	1,020.12
0.00	100	100.00	18003	COMMUNITY EVENTS/PROGRAMS	0.00	200	200.00	1,200	1,200.00
7,800.00	8,190	390.00	19109	CONTRACT MANAGEMENT	15,600.00	16,380	780.00	98,280	82,680.00
0.00	181	181.00	19101	CPA SERVICES	0.00	362	362.00	2,172	2,172.00
0.00	25	25.00	19106	TAXES & LICENSES	0.00	50	50.00	300	300.00
0.00	1,675	1,675.00	19108	GENERAL COUNSEL SERVICE	2,281.29	3,350	1,068.71	20,100	17,818.71
3,499.50	3,334	(165.50)	19111	MANAGEMENT REIMBURSABLE	10,452.93	6,668	(3,784.93)	40,008	29,555.07
0.00	21	21.00	19112	POSTAGE, ON-SITE	0.00	42	42.00	252	252.00
0.00	100	100.00	19117	DUES & PUBLICATIONS	135.00	200	65.00	1,200	1,065.00
47.00	35	(12.00)	19119	BANK FEES	94.00	70	(24.00)	420	326.00

NEPENTHE ASSOCIATION
I N C O M E S T A T E M E N T
02/28/2025

03/20/2025 5:08 PM Page: D 3

c/o FirstService Residential
15241 Laguna Canyon Rd
Irvine CA 92618

FirstService Residential CA
15241 Laguna Canyon Road
Irvine CA 92618

----- ACTUAL	---MONTH--- BUDGETED	----- VARIANCE	G/L NUMBER	DESCRIPTION	----- ACTUAL	YEAR TO DATE BUDGETED	----- VARIANCE	ANNUAL BUDGET	\$ REMAINING IN BUDGET
14,482.66	16,625	2,142.34	19124	ON-SITE STAFF	36,295.38	33,250	(3,045.38)	199,500	163,204.62
520.00	583	63.00	17209	PAYROLL PROCESSING FEES	1,040.00	1,166	126.00	6,996	5,956.00
(1,407.82)	0	1,407.82	19126	DELINQUENCY MONITORING	(4,122.24)	0	4,122.24	0	4,122.24
0.00	100	100.00	19132	OPERATING CONTINGENCY	0.00	200	200.00	1,200	1,200.00
1,279.50	317	(962.50)	19172	ACCOUNTING REIMBURSABLES	2,515.50	634	(1,881.50)	3,804	1,288.50
(632.37)	125	757.37	19174	AMS COLLECTION EXPENSE	1,871.37	250	(1,621.37)	1,500	(371.37)
0.00	85	85.00	19178	PROPERTY TAX	2,713.07	170	(2,543.07)	1,020	(1,693.07)
8,786.16	7,773	(1,013.16)	19247	PAYROLL TAXES & BENEFITS	21,000.50	15,546	(5,454.50)	93,276	72,275.50
0.00	125	125.00	19295	ON-SITE OFFICE SUPPLIES	390.15	250	(140.15)	1,500	1,109.85
1,169.02	645	(524.02)	19382	COPIER LEASE	2,316.28	1,290	(1,026.28)	7,740	5,423.72
35,693.65	40,239	4,545.35		TOTAL MANAGEMENT/ON-SITE ADMIN E	93,963.11	80,478	(13,485.11)	482,868	388,904.89
				INSURANCE					
59,882.95	59,426	(456.95)	19107	INSURANCE	119,765.90	118,852	(913.90)	713,112	593,346.10
30,370.58	33,575	3,204.42	DC19307	FLOOD INSURANCE	60,500.00	67,150	6,650.00	402,900	342,400.00
90,253.53	93,001	2,747.47		TOTAL INSURANCE	180,265.90	186,002	5,736.10	1,116,012	935,746.10
207,626.32	243,470	35,843.68		TOTAL OPERATING EXPENSES	501,041.58	486,940	(14,101.58)	2,921,640	2,420,598.42
19,016.64	0	19,016.64		NET INCOME/(LOSS)	154,425.09	0	154,425.09	0	(154,425.09)

NEPENTHE ASSOCIATION
INCOME STATEMENT FOR 12 MONTHS ENDING
02/28/2025

03/20/2025 5:08 PM Page: EA 1

c/o FirstService Residential
15241 Laguna Canyon Rd
Irvine CA 92618

FirstService Residential CA
15241 Laguna Canyon Road
Irvine CA 92618

	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	TOTAL
REVENUE													
14000 HOMEOWNER ASSESSMENT REVENUE	366890	368124	370812	349054	378288	350317	360084	375307	347324	371555	403307	374991	4416054
14087 EASEMENT AGREEMENT	0	0	7816	0	0	3233	0	0	6218	0	0	0	17267
14101 INTEREST ON PAST DUE ASSESSMEN	461	66	299	450	31	71	115	786	62	262	413	733	3749
14110 KEY REVENUE	75	50	60	145	85	40	50	80	20	10	70	40	725
14113 CLUBHOUSE RENTAL	645	0	725	1835	-625	995	415	555	930	1370	675	390	7910
14116 CC&R VIOLATIONS/FINES	0	620	620	0	596	682	658	1393	20	558	540	0	5687
14121 INTEREST REVENUE	0	0	0	0	0	0	0	0	230	0	0	0	230
14122 INSURANCE REIMBURSEMENT	-40	4993	225	0	10800	450	-225	0	450	225	0	953	17830
14132 MISCELLANEOUS REVENUE	0	0	0	0	0	0	0	60	0	0	0	0	60
14162 OPERATING INTEREST REVENUE	247	272	255	235	243	273	254	246	0	72	2	2	2101
14163 RESERVE INTEREST REVENUE	31274	28263	70026	37279	38608	19567	43106	15486	49948	49041	31993	26319	440910
14357 RESERVE CONTRIBUTION	0	0	0	0	0	0	750	465	0	0	0	0	1215
14309 WATER REIMBURSEMENTS	0	0	0	0	0	0	0	0	41	1230	23816	23014	48101
TOTAL REVENUE	399552	402387	450838	388998	428026	375627	405207	394377	405242	424324	460817	426442	4961838
RESERVE CONTRIBUTION													
19572 GYM/WORKOUT FACILITIES RESERVE	272	272	272	136	272	544	408	0	272	0	0	272	2720
19660 PAINTING-INTERIOR RES	202	202	202	101	202	404	303	0	202	0	0	123	1941
19714 CONCRETE REPAIR RESERVE	2100	2100	2100	1050	2100	4200	3150	0	2100	0	0	2100	21000
19803 GENERAL RESERVE INTEREST	31274	28263	70026	37279	38608	19567	43106	15486	49948	49041	31993	26319	440910
19820 ROOF RESERVE	70032	70032	70032	35016	70032	140064	105048	0	70032	0	0	65000	695288
19822 POOL/SPA RESERVE	2700	2700	2700	1350	2700	5400	4050	0	2700	0	0	2073	26373
19827 FENCING RESERVE	6585	6585	6585	3293	6585	13170	9878	0	6585	0	0	7024	66289
19833 IRRIGATION RESERVE	15614	15614	15614	7807	15614	31228	23421	0	15614	0	0	2462	142988
19846 SIGN RESERVE	581	581	581	291	581	1162	872	0	581	0	0	581	5810
19878 PAVING RESERVE	10820	10820	10820	5410	10820	21640	16230	0	10820	0	0	10820	108200
19899 RESERVE STUDY	152	152	152	76	152	304	228	0	152	0	0	152	1520
L19833 OUTDOOR EQUIPMENT RSRV	4	4	4	2	4	8	6	0	4	0	0	277	313
L19835 PAINTING EXTERIOR RESERVE	12308	12308	12308	6154	12308	24616	18462	0	12308	0	0	12308	123080
L19836 STRUCTURAL REPAIRS RSRV	37367	37367	37367	18684	37367	74734	56051	465	37367	0	0	37367	374135
N19611 UNDERGROUND UTILITY REPR RSV	2533	2533	2533	1267	2533	5066	3800	0	2533	0	0	1900	24697
N19691 POLE LIGHT REPR RSV	578	578	578	289	578	1156	867	0	578	0	0	652	5854
N19717 CLBHOUSE REMODEL INTERIOR RENO	2945	2945	2945	1473	2945	5890	4418	0	2945	0	0	1645	28150
N19830 MISCELLANEOUS RSV	204	204	204	102	204	408	306	0	204	0	0	325	2161
N19974 COMMON TENNIS CRT RSV	1339	1339	1339	670	1339	2678	2009	0	1339	0	0	1339	13390
N19975 GROUNDS RSV	15614	15614	15614	7807	15614	31228	24171	0	15614	0	0	13500	154776
N19982 TREE REM/ ANNL MAINT RSV	15614	15614	15614	7807	15614	31228	23421	0	15614	0	0	13560	154086
TOTAL RESERVE CONTRIBUTION	228838	225827	267590	136061	236172	414695	340202	15951	247512	49041	31993	199799	2393681
AVAILABLE OPERATING REVENUE	170714	176560	183248	252938	191854	-39067	65005	378427	157731	375282	428824	226643	2568156

NEPENTHE ASSOCIATION
INCOME STATEMENT FOR 12 MONTHS ENDING
02/28/2025

03/20/2025 5:08 PM Page: EA 2

c/o FirstService Residential
15241 Laguna Canyon Rd
Irvine CA 92618

FirstService Residential CA
15241 Laguna Canyon Road
Irvine CA 92618

	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	TOTAL
OPERATING EXPENSES													
UTILITIES													
15101 ELECTRICITY	7284	0	6387	3685	4124	4298	4328	4341	3546	3854	3698	3373	48917
15102 GAS	1928	1372	740	2074	869	565	1313	1894	3406	2333	3026	3291	22810
15103 REFUSE COLLECTION	690	1007	118	3715	612	-2613	1419	694	694	764	683	683	8467
15105 TELEPHONE EXPENSE	164	164	164	164	164	164	164	164	164	164	164	164	1971
15106 WATER	5055	6012	5085	5001	5089	5176	6116	7061	6451	6018	5811	6587	69462
15155 INTERNET EXPENSE	637	637	652	652	752	752	932	752	752	752	1622	0	8891
TOTAL UTILITIES	15758	9192	13146	15292	11610	8343	14272	14906	15013	13885	15003	14098	160518
LAND MAINTENANCE													
15500 CONTRACT LANDSCAPE SERVICE	48880	48880	48880	48880	48880	48880	48880	48880	48880	48880	51880	48880	589560
TOTAL LAND MAINTENANCE	48880	48880	48880	48880	48880	48880	48880	48880	48880	48880	51880	48880	589560
COMMON AREA													
16020 CONTRACT POOL/SPA SERVICE	3075	3225	3075	3525	3525	3840	3675	3825	3825	3525	4050	4050	43215
16022 POOL EQUIPMENT REPAIR	0	0	550	117	0	0	0	0	0	0	0	0	667
16027 POOL INSPECTION	659	1919	0	1289	0	0	0	1306	0	0	0	0	5173
18457 PLUMBING REPAIR	0	300	0	0	0	225	1000	0	0	0	4300	3300	9125
18501 EXPENSES TO BE REIMBURSED	-1350	0	0	-4860	0	0	0	0	0	0	0	0	-6210
18524 MATERIAL SUPPLIES	751	1146	-431	524	408	0	887	266	0	0	0	100	3651
18526 PEST CONTROL	355	65	65	265	215	365	1865	815	65	65	1865	215	6220
18531 JANITORIAL SERVICE	3940	2490	0	2490	5230	2490	2490	2490	2490	2490	2615	2490	31705
18532 JANITORIAL SUPPLIES	12	166	-360	0	1013	0	0	792	213	159	0	0	1994
18534 FIRE EXTINGUISHER SERVICE	193	182	0	0	0	0	0	0	0	0	175	0	551
18544 LIGHT REPAIRS	0	355	0	0	0	490	207	1443	2181	0	0	676	5352
18579 PATROL SERVICE	0	696	672	732	696	732	672	684	720	720	732	808	7864
18736 GUTTER & DOWNSPOUT CLEANING	0	27588	0	0	0	0	0	0	0	0	58800	570	86958
18767 REPAIR & MAINTENANCE	4768	5170	4287	5039	3115	4365	4948	3449	4355	4755	5302	6472	56025
18771 BACKFLOW DEVICE TEST	96	0	96	0	0	9477	1009	0	0	0	0	0	10678
18905 KITCHEN SUPPLIES	0	0	0	374	63	275	0	175	153	0	146	20	1207
18986 FITNESS CONTRACT	228	0	161	115	125	561	115	0	0	0	266	0	1572
TOTAL COMMON AREA	12728	43303	8116	9609	14391	22820	16868	15244	14002	11714	78251	18701	265746
MANAGEMENT/ON-SITE ADMIN EXP													
18001 COMMUNITY WEBSITE	249	150	2275	150	150	2275	150	150	150	150	1230	150	7229
18003 COMMUNITY EVENTS/PROGRAMS	45	105	0	-855	0	0	0	0	-500	0	0	0	-1205
19109 CONTRACT MANAGEMENT	7800	7800	7800	7800	7800	7800	7800	7800	7800	7800	7800	7800	93600
19101 CPA SERVICES	2105	0	0	0	0	0	0	0	0	0	0	0	2105
19104 FEDERAL TAX EXPENSE	0	89961	0	41760	0	-175800	0	41760	0	-41760	0	0	-44079

NEPENTHE ASSOCIATION
INCOME STATEMENT FOR 12 MONTHS ENDING
02/28/2025

03/20/2025 5:08 PM Page: EA 3

c/o FirstService Residential
15241 Laguna Canyon Rd
Irvine CA 92618

FirstService Residential CA
15241 Laguna Canyon Road
Irvine CA 92618

	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	TOTAL
19105 FRANCHISE TAX BOARD	0	19205	0	10850	0	-47734	0	10850	0	-10850	0	0	-17679
19106 TAXES & LICENSES	0	0	0	0	-362	0	0	0	0	0	0	0	-362
19108 GENERAL COUNSEL SERVICE	11217	4500	2646	1886	3642	6298	1850	0	1185	2050	2281	0	37555
19111 MANAGEMENT REIMBURSABLE	3610	3610	3610	3610	3645	3610	3610	4510	3610	740	6953	3500	44613
19112 POSTAGE, ON-SITE	0	57	138	0	0	0	222	0	0	0	0	0	417
19117 DUES & PUBLICATIONS	600	0	0	0	0	0	0	0	0	0	135	0	735
19119 BANK FEES	35	35	35	35	35	35	35	35	35	35	47	47	444
19124 ON-SITE STAFF	29769	7057	22193	14516	14264	14382	24502	14348	14182	14380	21813	14483	205889
17209 PAYROLL PROCESSING FEES	520	520	520	520	520	520	520	520	520	520	520	520	6240
19126 DELINQUENCY MONITORING	-2633	-750	-1389	-935	-650	-546	-2285	-3519	-869	-1562	-2714	-1408	-19260
19132 OPERATING CONTINGENCY	0	0	2847	0	0	0	1578	0	10531	0	0	0	14956
19172 ACCOUNTING REIMBURSABLES	467	374	364	368	326	363	446	363	329	0	1236	1280	5914
19174 AMS COLLECTION EXPENSE	-1260	880	180	-48	944	1564	345	1455	119	2193	2504	-632	8244
19178 PROPERTY TAX	0	0	0	0	495	0	-142	0	0	0	2713	0	3066
19247 PAYROLL TAXES & BENEFITS	13851	3783	11586	7647	7566	7604	11470	8180	8071	8129	12214	8786	108887
19295 ON-SITE OFFICE SUPPLIES	222	157	114	191	92	0	765	111	0	104	390	0	2145
19382 COPIER LEASE	654	718	1008	89	521	593	61	1079	700	492	1147	1169	8233
TOTAL MANAGEMENT/ON-SITE ADM	67250	138160	53928	87584	38989	-179038	50926	87642	45863	-17580	58269	35694	467686
INSURANCE													
19107 INSURANCE	16221	16221	41221	16221	16221	12798	19645	237403	59883	59883	59883	59883	615484
DC1930 FLOOD INSURANCE	29105	29105	29105	29105	29105	29105	29105	29105	29105	12856	30129	30371	335301
TOTAL INSURANCE	45326	45326	70326	45326	45326	41903	48750	266508	88988	72738	90012	90254	950784
TOTAL OPERATING EXPENSES	189942	284861	194397	206691	159196	-57092	179696	433179	212746	129638	293415	207626	2434295
NET INCOME/(LOSS)	-19228	-108301	-11149	45022	33883	18025	-114691	-54753	-55015	245644	135408	19017	133862