

NEPENTHE ASSOCIATION

Open Session

Nepenthe Clubhouse
June 4 2025 – 6:00 PM





NEPENTHE ASSOCIATION

Open Session

June 4, 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=aW5pSXZtZXZnNW1lNlBVbE9Qd2pIZz09>

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 June 3, 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 June 3rd meeting:

III. REPORTS

A. GENERAL MANAGER'S REPORT

Nicole Marks, General Manager, has submitted the enclosed work order report for May 2025 (Open Work Orders as of 05.30.25) and will provide the Management Report verbally.

Supporting Documents

[!\[\]\(a03a7eb2f4046e1d3c76772003e549ea_img.jpg\) *Open Work Orders as of 05.30.25.pdf* 7](#)

B. CONSTRUCTION MANAGER'S REPORT

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

Supporting Documents

[!\[\]\(5361750c22c4e047a52f4eac1ec2d4cc_img.jpg\) *Nepenthe May 2025 Report.pdf* 23](#)

[!\[\]\(870f5d5e9c0d57485634be3ecf52f3ca_img.jpg\) *Nepenthe 2 CO Log 5.23.25.pdf* 40](#)

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
1113 Vanderbilt	HVAC	Emergency Approval

Supporting Documents

[!\[\]\(28f72b996fc97883dfd9d4e8b1b16b4e_img.jpg\) *2025-05-01 ARC Minutes.pdf* 50](#)

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

[!\[\]\(1ed10657a19f9137278430c48fd18626_img.jpg\) *Outreach meeting minutes for May 2025.pdf* 52](#)

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

[!\[\]\(2885535958616e9ec6b97903614c334b_img.jpg\) *ILS Committee Meeting minutes 5-12-2025.pdf* 55](#)

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

[!\[\]\(aedbb838a7f635b6ebfdf5bdbc3e5572_img.jpg\) *FINAL May 15 Grounds Committee Meeting Report.pdf* 58](#)

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 May 2025 FINAL.pdf	60
 Finance Committee Meeting May 19 2025 Cash vs Accu.pptx	63
 Nepenthe Actuals 2025 for Siding Project and Lands.pdf	71

V. HOMEOWNER CORRESPONDENCE

A. HOMEOWNER CORRESPONDENCE - 06.04.25

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

Supporting Documents

 Letter to the Board - Markus Dascher.pdf	80
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B. HOMEOWNER COMMENT/CORRESPONDENCE FOLLOW UP - 05.07.25

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

 FNL MAY 2025 HO Meeting Response.pdf	83
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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-B as presented.

► Action Required: Board Review & Resolution

A. OPEN SESSION MINUTES - MAY 7, 2025

Proposed Resolution

The Board approves the Open Session Minutes dated May 7, 2025 as presented.

Supporting Documents

 OpenSession_05072025_Minutes.pdf	87
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► Action Required: Board Review & Resolution

B. FINANCIAL STATEMENT - APRIL 2025

Proposed Resolution

The Board accepts the Association's income statement for April 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 \$29,105.91 and year-to-date reserve funding of \$737,848.61 compared to the year-to-date reserve funding budget of \$693,920. The actual year-to-date operating expenses were \$1,028,941.43. The budgeted year-to-date operating expenses were \$973,880. The association has \$125,712.71 in operating funds, which represents

0.30 months of budgeted expenses and reserve contributions. The association has \$8,117,707.22 in reserve funds.

Supporting Documents

 April 2025 Financials.pdf	93
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VII. NEW BUSINESS

A. 2025-2026 COMMITTEE APPOINTMENTS

Background

Committee applications have been received for each committee, applicants are below per committee.

Architecture	Allen Davenport Paul Serafimidis Alan Watters
Election	Yvonne DelBiaggio Joleen Hecht Joanne Massoni
Finance	John Apostolo Carol Duke Julie Valverde
Grounds	Jane Brown Paula Connors Don Ellwanger Mary Gray Rick Lawrance Theresa McCrackin
ILS	Leslie Arnal Jackie Grebitus
Nominating	Kathryn Schmid Dale Shaw
Outreach	Joan Barrett Jan Beale Ann Bennett Marcy Best Patricia Furukawa Geraldine Gelfand Theresa McCrackin Ann Pasiuk Kathryn Schmid Dale Shaw Lora Slevin Bill White

Supporting Documents

 Architecture Committee.pdf	105
 Election Committee.pdf	109
 Finance Committee.pdf	113
 Grounds Committee.pdf	117
 ILS Committee.pdf	124

 Nominating Committee.pdf	127
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 Outreach Committee.pdf	130
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► **Action Required: Board Review & Resolution**

B. 202 DUNBARTON - ARCHITECTURE APPEAL

Background

The gazebo structure at 202 Dunbarton was denied during the May Open Session Board Meeting. Per the governing documents, the owner may submit an appeal of the denial. The owner has provided the attached appeal and is requesting the Board to appeal the denial decision. Additionally, the chair of the Architecture Committee, has provided background information which led the committee to deny the initial application.

Proposed Resolution

The Board approves or denies the appeal for the gazebo at 202 Dunbarton.

Supporting Documents

 202 Dunbarton appeal letter.docx	143
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 202 Dunb gazebo IMG_0336.JPG	145
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 202 Dunb gazebo IMG_0337.JPG	147
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 2025-05 Supplement to 202 Dunbarton appeal 2025-05.docx	149
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C. CC&R REVISION

Background

This agenda item is to discuss the revision of the CC&R section 10.8 as it pertains to the insurance deductible for the Association.

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

VIII. 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.

IX. NEXT BOARD MEETING

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

X. ADJOURN

Open Work Orders as of 05.30.25.pdf

Work Orders

Nepenthe Association

WO#: 1287101	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 516 Dunbarton Cir		Category:	Siding
Date Created: 05/29/2025	Date Completed:	Vendor:	Critical Path Reconstruction Inc
Schedule Completion Date:			
Description: cpr There is a wood decay on 2 story siding at the left side of the home. Wood decay to the 2x8 fascia board to the left side of the home Siding damage on the front of the house This was on pest report, please inspect and send the change order			
WO#: 1287094	Status: Open	Progress Code:	Request Sent
Unit/Common Area: General		Category:	Trash
Date Created: 05/29/2025	Date Completed:	Vendor:	Critical Path Reconstruction Inc
Schedule Completion Date:			
Description: CPR Please pick up the trash by 700 Elmhurst and take it to the dumpster. Thanks			
WO#: 1287082	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1112 Vanderbilt Way		Category:	Masonry
Date Created: 05/29/2025	Date Completed:	Vendor:	Critical Path Reconstruction Inc
Schedule Completion Date:			
Description: CPR There is a Masonry wall that is leaning due to the tree roots, please provide us the proposal for removal and rebuilt if possible. Thanks			
WO#: 1287054	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 800 Dunbarton Cir		Category:	Sprinkler(s)
Date Created: 05/29/2025	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description: Cason - Homeowner states the sprinklers in front of unit are hitting the front window and need an adjustment.			
WO#: 1287041	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1437 University Ave		Category:	Irrigation
Date Created: 05/29/2025	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description: Carson - Broken netafim line with water spraying near 1437 University garage.			
WO#: 1286785	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 101 Dunbarton Cir		Category:	Irrigation



Work Orders Nepenthe Association



Work Orders

Nepenthe Association

Date Created: 05/28/2025	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description: Carson - Homeowner noticed a damaged sprinkler shooting water outside of her patio fence.			
WO#: 1286765	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 718 Elmhurst Cir		Category:	Landscape Request
Date Created: 05/28/2025	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description: Grounds Committee - "See attached photo, the plants in the alley are no table to withstand the high heat that is generated. The plants are not drought tolerant and even id they survive the summer heat they die off in the winter leaving bare ground. How about planting something that stays green all year long and can take the heat. Something like Little John Bottle Brush, they love the heat and look good all year long."			
WO#: 1286492	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 318 Elmhurst Cir		Category:	Tree Evaluation
Date Created: 05/27/2025	Date Completed:	Vendor:	THE GROVE TOTAL TREE CARE
Schedule Completion Date:			
Description: The Grove - "Photo is of the common area tree at the end of our alley. If you look closely you can see that the limb is bowed near the main trunk and drooping over the sidewalk and street. It is low enough to be hit by cars and could snap and fall onto parked cars or people."			
WO#: 1286466	Status: Open	Progress Code:	Received
Unit/Common Area: Clubhouse		Category:	Handyman
Date Created: 05/27/2025	Date Completed:	Vendor:	ELITE Service Experts
Schedule Completion Date:			
Description: Elite - "I just returned from the main clubhouse pool and noticed that the door leading to the bathrooms and gym appears to get stuck if not closed by hand from the person entering/exiting the building. Can we please have our maintenance crew take a look and see whether the door needs some lubrication or some adjustment to the latches?"			
WO#: 1286413	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 713 Dunbarton Cir		Category:	Irrigation
Date Created: 05/27/2025	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description: Carson - Homeowner reports hole in irrigation line. Near the sidewalk in front of 713 Dunbarton. Water spraying towards window.			
WO#: 1286408	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1026 Vanderbilt Way		Category:	Fences

Work Orders Nepenthe Association

Date Created: 05/27/2025	Date Completed:	Vendor:	Critical Path Reconstruction Inc
Schedule Completion Date:			
Description: cpr there is a broken board, the tree branch fell and damaged the board. thanks			
WO#: 1286114	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 701 Dunbarton Cir		Category:	Handyman
Date Created: 05/23/2025	Date Completed:	Vendor:	ELITE Service Experts
Schedule Completion Date:			
Description: Mike please check the mailbox post, Thanks			
WO#: 1285873	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1396 Commons Dr		Category:	Dry Rot
Date Created: 05/22/2025	Date Completed:	Vendor:	Critical Path Reconstruction Inc
Schedule Completion Date:			
Description: CPR - Dry Rot around window in patio, homeowner would like it removed.			
WO#: 1285455	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 601 Elmhurst Cir		Category:	Irrigation
Date Created: 05/20/2025	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description: Carson - Water pooling near patio gate.			
WO#: 1285453	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1235 Vanderbilt Way		Category:	Irrigation
Date Created: 05/20/2025	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description: Carson - "I noticed there is a broken irrigation line in the ivy in front of 1235 Vanderbilt."			
WO#: 1285291	Status: Open	Progress Code:	Request Sent
Unit/Common Area: Clubhouse		Category:	Handyman
Date Created: 05/20/2025	Date Completed:	Vendor:	ELITE Service Experts
Schedule Completion Date:			
Description: Elite - Please hang the Private Property signs at each of the cabanas and clubhouse. One sign on each gate and one every 8 to 10 feet across the rod iron.			
WO#: 1285277	Status: Open	Progress Code:	Request Sent

Work Orders

Nepenthe Association

Unit/Common Area: 1242 Vanderbilt Way		Category:	Tree Evaluation
Date Created: 05/20/2025	Date Completed:	Vendor:	THE GROVE TOTAL TREE CARE
Schedule Completion Date:			
Description:	There is a Japanese maple planted in front of the window of this home. Homeowner is concerned regarding health of the tree as it gets warmer. Please assess the tree and see what solutions may be available to assist in keeping this tree alive over the warmer days. Additionally, owner would like to be present for the evaluation if possible. Thank you!		
WO#: 1285097	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 2326 Swarthmore Dr		Category:	Siding
Date Created: 05/19/2025	Date Completed:	Vendor:	Critical Path Reconstruction Inc
Schedule Completion Date:			
Description:	CPR please check the siding and the fence for dry rot. Thanks		
WO#: 1285058	Status: Open	Progress Code:	Scheduled
Unit/Common Area: 2257 Swarthmore Dr		Category:	Tree Trimming
Date Created: 05/19/2025	Date Completed:	Vendor:	THE GROVE TOTAL TREE CARE
Schedule Completion Date:			
Description:	The Grove - "Front yard tree starting to touch roof. Since I moved here there have been two times when this tree caused damage leading to interior water damage."		
WO#: 1285052	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 2257 Swarthmore Dr		Category:	Landscape Request
Date Created: 05/19/2025	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description:	Grounds Committee - "Exposed irrigation lines in the front yard. Needs Mulch replacement."		
WO#: 1284763	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 211 Elmhurst Cir		Category:	Landscape Request
Date Created: 05/16/2025	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description:	Grounds Committee - "To whom it may concern, We've had dead stick trees (I honestly don't know what they are, but this is the most fitting description I could come up with) in front of our main window for a couple of years now and it's become depressing to look at, not to mention a bit embarrassing when I have company over. I would love to have some privacy again, the plants that had been there for years were ripped out, unfortunately, and we haven't had privacy since. That being said, I would like to make a formal request to replace the dead stick trees in the front window area with Salvia Hot Lips plants. Not only are they aesthetically pleasing and would provide more privacy, they are very low maintenance, drought resistant/require next to no watering, and they really thrive in our conditions with a little pruning in late winter/early spring. I hope to get replacement for the dead plants out front soon, and look forward to seeing something that is more reflective of our vibrant, nature-based community. Many thanks in advance for considering the Salvia Hot Lips!"		

Work Orders Nepenthe Association

WO#: 1284756	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 722 Elmhurst Cir		Category:	Irrigation
Date Created: 05/16/2025	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description: Carson - Water flooding near homeowners courtyard and going into the alley due o broken sprinkler or irrigation.			
WO#: 1284115	Status: Open	Progress Code:	Received
Unit/Common Area: 209 Elmhurst Cir		Category:	Irrigation
Date Created: 05/13/2025	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description: Carson - 2 broken irrigation lines to the left of the garage door.			
WO#: 1284083	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 703 Elmhurst Cir		Category:	Irrigation
Date Created: 05/13/2025	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description: Carson - In the alley in front of 703 Elm there is a broken irrigation line.			
WO#: 1284047	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 17 Adelphi Ct		Category:	Irrigation
Date Created: 05/13/2025	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description: Carson - Damage to irrigation line in the alley between 17 Adelphi and 15 Adelphi. Water spraying.			
WO#: 1283559	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 601 Elmhurst Cir		Category:	Landscape Request
Date Created: 05/09/2025	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description: Grounds Committee - "I like some type of flowering ground cover or low scrubs to be planted to the right of my garage where there is nothing growing. I am in favor of something drought-tolerate. Thank You!"			
WO#: 1283281	Status: Open	Progress Code:	In-Progress
Unit/Common Area: 6 Adelphi Ct		Category:	Gutter

Work Orders

Nepenthe Association

Date Created: 05/08/2025	Date Completed:	Vendor:	ADVANCED ROOF DESIGN INC
Schedule Completion Date:			
Description:	Advanced Roof Design - "Six Adelphi gutter on the back wall of the garage is rusted out and needs to be replaced"		
WO#: 1283179	Status: Open	Progress Code:	Request Sent
Unit/Common Area: Zone 3 Landscape		Category:	Irrigation
Date Created: 05/08/2025	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description:	The Board approved the attached proposal, not to exceed \$1,135 for the following scope of work: Station 30 - Move (2) sprinklers closer to the grass for best coverage Station 31 - Add emitters for (22) plants and (2) trees Install Netafim line		
WO#: 1283178	Status: Open	Progress Code:	Request Sent
Unit/Common Area: Zone 1 Landscape		Category:	Irrigation
Date Created: 05/08/2025	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description:	The Board approved the attached proposal, not to exceed \$1,325 for the following scope of work: Zone 1 - Controller A Station 8: Cancel (2) sprinklers, move (1) sprinkler and add (2) sprinklers for best coverage Station 9: Add drip system and emitters for (27) plants and (1) tree Install Netafim line		
WO#: 1283177	Status: Open	Progress Code:	Request Sent
Unit/Common Area: Zone 2 Landscape		Category:	Irrigation
Date Created: 05/08/2025	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description:	The Board approved the attached proposal, not to exceed \$1,110 for the following scope of work: Controller B Station 1 - Cancel (1) sprinkler, move (2) sprinklers and replace (2) sprinklers Station 2 - Add drip and emitters for (25) plants		
WO#: 1282833	Status: Open	Progress Code:	Received
Unit/Common Area: 1407 Commons Dr		Category:	Sprinkler(s)
Date Created: 05/06/2025	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description:	Carson - Sprinkler leak in the alley near the driveway of 1407 Commons.		
WO#: 1281071	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1191 Vanderbilt Way		Category:	Landscape

Work Orders

Nepenthe Association

Date Created: 05/01/2025	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description: Carson - Homeowner reporting irrigation issues. Plants near front door are dying.			
WO#: 1280927	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 722 Elmhurst Cir		Category:	Landscape Request
Date Created: 05/01/2025	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description: Grounds Committee - Homeowner is allergic to bees and the bottlebrush trees outside of her unit attract them. She would like them removed and replaced with something else that does not attract bees.			
WO#: 1280686	Status: Open	Progress Code:	In-Progress
Unit/Common Area: 2269 Swarthmore Dr		Category:	Gutter
Date Created: 04/30/2025	Date Completed:	Vendor:	ADVANCED ROOF DESIGN INC
Schedule Completion Date:			
Description: Advanced Roof Design - "2269. Swarthmore has two gutters that appear to be damaged and rusty. Check to see if both need to be replaced."			
WO#: 1280613	Status: Open	Progress Code:	In-Progress
Unit/Common Area: 514 Dunbarton Cir		Category:	Drainage
Date Created: 04/30/2025	Date Completed:	Vendor:	ADVANCED ROOF DESIGN INC
Schedule Completion Date:			
Description: Advanced Roof Design - "Our roof gutter in courtyard is not functioning correctly. Water is draining down siding onto patio above sliding glass door. 2nd service request submitted for same issue."			
WO#: 1280596	Status: Open	Progress Code:	In-Progress
Unit/Common Area: 2264 Swarthmore Dr		Category:	Gutter
Date Created: 04/30/2025	Date Completed:	Vendor:	ADVANCED ROOF DESIGN INC
Schedule Completion Date:			
Description: Advanced Roof Design - Gutter on the back of the garage needs to be replaced.			
WO#: 1280273	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 320 Elmhurst Cir		Category:	Landscape Request
Date Created: 04/29/2025	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			

Work Orders Nepenthe Association

Description: Grounds Committee - In the alley way for 320 Elmhurst there is lots of bare dirt, not much irrigation, and the rocks/bark previously placed have mostly been removed. The homeowner would like the area to meet the standard of the rest of the community.			
WO#: 1280122	Status: Open	Progress Code:	In-Progress
Unit/Common Area: 2271 Swarthmore Dr		Category:	Gutter
Date Created: 04/28/2025	Date Completed:	Vendor:	ADVANCED ROOF DESIGN INC
Schedule Completion Date:			
Description: Advanced Roof Design - "2271 sophomore has two gutters on the front that appear to be loose and rusted out. Check to see if they need to be replaced."			
WO#: 1280070	Status: Open	Progress Code:	Pending Board Decision
Unit/Common Area: 2315 Swarthmore Dr		Category:	Gate - Back Gate
Date Created: 04/28/2025	Date Completed:	Vendor:	Critical Path Reconstruction Inc
Schedule Completion Date:			
Description: CPR - "Gate is falling apart with dry rot and cant even open it now. This is the second request on this problem. First time fix was to renew slot on. It is standing by the gate."			
WO#: 1280065	Status: Open	Progress Code:	Received
Unit/Common Area: 1197 Vanderbilt Way		Category:	Landscape Request
Date Created: 04/28/2025	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description: Grounds Committee - "Repair area in front of the front room window. It is all dirt and needs shade ground cover. Also the rhododendron needs to be shaped up."			
WO#: 1280046	Status: Open	Progress Code:	In-Progress
Unit/Common Area: 712 Elmhurst Cir		Category:	Irrigation
Date Created: 04/28/2025	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description: Carson - "There appears to be an irrigation leak in front of the house. There is standing water. Also, the lawn and landscaping nearby are dying and do not appear to get water."			
WO#: 1279321	Status: Open	Progress Code:	In-Progress
Unit/Common Area: 2254 Swarthmore Dr		Category:	Down spout
Date Created: 04/22/2025	Date Completed:	Vendor:	ADVANCED ROOF DESIGN INC
Schedule Completion Date:			
Description: Advanced Roof Design - "2254 Swarthmore, down spout has come loose. At the second floor roof on the South wall it looks like the gutter is short, can you have the roofer check it and make sure that the flashings are in good condition." 5.12.2025 Pending New Gutters			

Work Orders Nepenthe Association

WO#: 1278151	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 12 Adelphi Ct		Category:	Landscape Request
Date Created: 04/16/2025	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description: Grounds Committee - "I am requesting remediation of a condition that has lasted over two years. For years, I have had 6 plants in front of my home. One by one they died and were removed by Carson but never replaced. These plants died due to lack of maintenance and irrigation. Photos are attached. I am requesting replacement plants. I am also requesting irrigation maintenance so this does not happen again. PLEASE DO NOT PLANT AZALEAS, CAMELLIAS, OR NADINAS AS THEY WILL NOT THRIVE IN THIS LOCATION."			
WO#: 1278088	Status: Open	Progress Code:	Received
Unit/Common Area: Clubhouse		Category:	Handyman
Date Created: 04/15/2025	Date Completed:	Vendor:	ELITE Service Experts
Schedule Completion Date:			
Description: Elite - Light next to the front door in the clubhouse is out. Need to order a bulb, or order new light fixtures.			
WO#: 1277915	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 2265 Swarthmore Dr		Category:	Landscape Request
Date Created: 04/15/2025	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description: Grounds Committee - "Please remove and replant area in front of the house, between house, and half wall."			
WO#: 1277594	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 806 Dunbarton Cir		Category:	Landscape Replacement
Date Created: 04/14/2025	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description: Grounds Committee - 1) Dead azalea behind pony wall. Please remove and replace with new. 2) decorative grasses removed last fall. Just mud now Please replace with something!			
WO#: 1277237	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1485 University Ave		Category:	Landscape Request
Date Created: 04/10/2025	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description: Grounds Committee - "Dead shrubbery was removed between 1479/1485 garage way. Was told it would be replaced. Still has not. Would like replaced."			
WO#: 1276722	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 202 Dunbarton Cir		Category:	Landscape Request

Work Orders Nepenthe Association

Date Created: 04/08/2025	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description:	Grounds Committee - "The front yard at this residence is not as well landscaped as other yards. Some yards are very manicured with plants and rocks as well as ivy. This yard has an overabundance of ivy that is not well kept. It is full of the dead matter from the large surrounding trees. The dead matter is not extracted but blown into the ivy which stunts the ivy growth and looks messy. The yard always look like it need maintenance. I would like the large rocks in the yard near the front window to be removed and plants and rocks added as in other yards. I would be happy to do this myself and mirror the materials that have been installed in other yards if you will allow me to do so."		
WO#: 1276712	Status: Open	Progress Code:	Pending Proposal
Unit/Common Area: 718 Elmhurst Cir		Category:	Landscape Request
Date Created: 04/08/2025	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description:	Grounds Committee - "Several months ago this plan died and was removed by Carson. However, there has not been any replacement. We are watering an empty spot."		
WO#: 1276121	Status: Open	Progress Code:	Pending Proposal
Unit/Common Area: 1269 Vanderbilt Way		Category:	Landscape Request
Date Created: 04/03/2025	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description:	Grounds Committee - Homeowner would like some plants added to the patch area where there is nothing. Also would like the dead hedge to be removed and replaced.		
WO#: 1274262	Status: Open	Progress Code:	Pending Proposal
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 dianella revolta "allyn-citation plants"."		
WO#: 1272982	Status: Open	Progress Code:	Pending Proposal
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."		

Work Orders

Nepenthe Association

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#: 1270502	Status: Open	Progress Code:	Pending Proposal
Unit/Common Area: 810 Dunbarton Cir		Category:	Landscape
Date Created: 02/27/2025	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description: Carson - Please provide proposal for the following: 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#: 1269028	Status: Open	Progress Code:	Pending Proposal
Unit/Common Area: 1213 Vanderbilt Way		Category:	Landscape Request
Date Created: 02/19/2025	Date Completed:	Vendor:	Nepenthe Grounds Committee
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." Requesting replacement with Oklahoma redbud			
WO#: 1262816	Status: Open	Progress Code:	Request Sent
Unit/Common Area: Landscape		Category:	Landscape
Date Created: 01/14/2025	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description: Carson - Please evaluate the area for irrigation issues, the ivy seems to growing further and further back. 1039 Commons for corner of Commons/Colby			
WO#: 1262776	Status: Open	Progress Code:	In-Progress
Unit/Common Area: Landscape		Category:	Landscape
Date Created: 01/14/2025	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: 4 Colby (previously WO#1147579), 1182 Vanderbilt (previously WO#1209969), 320 Elmhurst (previously WO#1243997), 506 Elmhurst Any additional areas will be added to this work order			
WO#: 1262480	Status: Open	Progress Code:	Pending Proposal

Work Orders

Nepenthe Association

Unit/Common Area: 2330 Swarthmore Dr		Category:	Landscape Request
Date Created: 01/13/2025	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#: 1253141	Status: Open	Progress Code:	Pending Proposal
Unit/Common Area: 306 Dunbarton Cir		Category:	Landscape Request
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:	Pending Proposal
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#: 1248489	Status: Open	Progress Code:	Pending Proposal
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:	In-Progress
Unit/Common Area: 606 Elmhurst Cir		Category:	Landscape Request
Date Created: 10/08/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description:		Grounds Committee - Please see attached photo, the owners of 604 and 606 are requesting it be removed. It is very large for the area and becomes unsightly with aphid webs occurring constantly.	
WO#: 1240712	Status: Open	Progress Code:	Pending Proposal
Unit/Common Area: 1403 Commons Dr		Category:	Landscape Request
Date Created: 09/17/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			

Work Orders

Nepenthe Association

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: Pending Proposal
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 be very hot and sunny during summer. In the fall it is shady starting around noon" Thank you

WO#: 1236920	Status: Open	Progress Code: Pending Proposal
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

WO#: 1235145	Status: Open	Progress Code: Pending Proposal
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#: 1233598	Status: Open	Progress Code: In-Progress
Unit/Common Area: 101 Dunbarton Cir		Category: Landscape Request
Date Created: 08/16/2024	Date Completed:	Vendor: Nepenthe Grounds Committee

Schedule Completion Date:



Work Orders

Nepenthe Association

Description:

Grounds Committee "Requesting an evaluation of my front landscaping which has been sparse for quite a long time. I understand the grass situation is due to shade trees but as the first house in the siding/painting project, the lawn has never recovered from the construction equipment all over the lawn. I hope you can take the time to evaluate."

Nepenthe May 2025 Report.pdf



Dry Rot and Painting Project
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Monthly Project Report For May 2025

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

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Phase #2.

We have completed 189 homes in Phase 2 with our siding, trim, and fence repairs, as well as 160 with painting. CPR, our siding, trim, and fencing contractor, is more than a month ahead of schedule. CPR is currently working on 1281- 1269 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. Refer to phase #2, Cost Management, on page 5. Fences we might have been able to repair in 2023 now have framing damage and need more extensive repairs. I will follow this closely and keep the monthly report updated. Invoice control is on pages 6-16. The Phase 2 Change Order Log, dated May 23rd, 2025, will be a separate attachment.

Progressive Painting has painted up to 219 Elmhurst Cir. They are painting and will catch up with the carpenters within two weeks.

Budgeting: The \$2,242,211.53 invoiced for siding, trim, and fences covers 189 homes, which amounts to \$11,863.55 per home. Over 40 weeks, this amounts to \$56,055.28 a week. They are completing 4.8 homes a week. With 22 homes remaining, it would take approximately 5 weeks to complete siding, trim, and fence repairs. Scheduling may change due to staffing and weather conditions. These dollar amounts and schedules are for budgeting only.

The painters have invoiced \$332,025.00 for painting 160 homes, at a rate of \$2,075 per home. They have not issued change orders.

Timeline to finish phase 2, CPR will start wrapping up phase 2 at the end of June.

Painting should be completed by the end of June. It will take a month to complete any of the last change orders. Expect my report on the final phase 2 cost in the July report.

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Phase #3.

New Timeline for Phase #3.

Phase #3 start date, CPR has given us a schedule for phase 3. They will start moving crews to phase 3 on June 23rd if not before. The Phase 3 schedule and path of construction are available at the Nepenthe office.

Trellis's

Many patios have trellises, both attached to the home and free-standing. In years past, the siding and paint crews could get on top of them to work on the homes. Today, most of them are too old and no longer safe to put weight on them. For this reason, our vendor's work crews can no longer access them to work on the homes. For the remainder of Phase Two and Phase Three, we will ask homeowners to remove parts of the trellises so that workers can access the walls of the homes from ladders. Please understand this is for safety reasons. No one has gotten hurt. We will work to keep our job site safe for everyone. Nirmal at the Nepenthe office and I will notify homeowners as soon as possible of any necessary changes to the trellises on their homes, if needed.

If you have any questions, please email Nirmal at Nirmal.Dhesi@fsresidential.com and me at Paul@rcihelps.com. Thank you for understanding.

Paul Reeves, Project Manager, siding and paint project.

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**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 \$2,242,211.53	Includes Change Orders Invoiced \$1,948,328.66
CPR Construction	Change Orders Siding & Trim		\$243,545.61			
CPR Construction	Original Contract Fencing	\$588,599.00				
CPR Construction	Change Orders Fencing		\$187,377.96			
CPR Construction	Total Retention to date	\$203,685.13				
CPR Construction	Total Retention Invoiced	\$150,467.22			Included Above	Included Above
CPR Construction	Permits			\$25,791.86	Included Above	Included Above
Progressive Painting	Painting Original Contract	\$439,900.00			\$332,000.00	\$288,650.00
	TOTAL PAID TO ALL ABOVE				Invoiced Value \$2,574,211.53	Value Paid \$2,236,978.66

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**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

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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

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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

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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

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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

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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	PAID
CPR Construction	Fences	1563	Details on invoice	\$7,004.20	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim	1570	See Details on the invoice	\$28,311.92	COMPLETE	APPROVED	PAID

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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	PAID
CPR Construction	Siding, trim	1573	See Details on the invoice	\$28,948.78	COMPLETE	APPROVED	PAID
CPR Construction	Fences	1574	Details on invoice	\$12,019.16	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim	1578	See Details on the invoice	\$31,658.45	COMPLETE	APPROVED	PAID
CPR Construction	Fences	1579	Details on invoice	\$25,974.55	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim	1584	See Details on the invoice	\$21,842.89	COMPLETE	APPROVED	PAID
CPR Construction	Fences	1585	Details on the invoice	\$23,829.13	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim	1587	See Details on the invoice	\$22,830.06	COMPLETE	APPROVED	PAID
CPR Construction	Fences	1588	Details on the invoice	\$26,085.73	COMPLETE	APPROVED	PAID

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Contractor	Scope	IN#	Description	Value	Status of Work	Status of Invoice	Status of Payment
CPR Construction	Siding, trim	1591	See Details on the invoice	\$43,444.21	COMPLETE	APPROVED	PAID
CPR Construction	Fences	1592	Details on the invoice	\$8,191.39	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim	1593	See Details on the invoice	\$32,672.31	COMPLETE	APPROVED	PAID
CPR Construction	Fences	1594	Details on the invoice	\$20,772.56	COMPLETE	APPROVED	PAID
CPR Construction	Siding, trim	1609	See Details on the invoice	\$34,397.93	COMPLETE	APPROVED	PENDING
CPR Construction	Fences	1610	See Details on the invoice	\$21,900.09	COMPLETE	APPROVED	PENDING
CPR Construction	Siding, trim	1614	See Details on the invoice	\$35,982.10	COMPLETE	APPROVED	PENDING
CPR Construction	Fences	1615	See Details on the invoice	\$19,303.78	COMPLETE	APPROVED	PENDING

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Contractor	Scope	IN#	Description	Value	Status of Work	Status of Invoice	Status of Payment
CPR Construction	Siding, trim	1616	See Details on the invoice	\$42,496.39	COMPLETE	APPROVED	PENDING
CPR Construction	Fences	1617	See Details on the invoice	\$17,852.13	COMPLETE	APPROVED	PENDING
CPR Construction	Siding, trim	1618	See Details on the invoice	\$44,181.13	COMPLETE	APPROVED	PENDING
CPR Construction	Fences	1619	See Details on the invoice	\$19,428.16	COMPLETE	APPROVED	PENDING
CPR Construction	Siding, trim	1624	See Details on the invoice	\$37,640.40	COMPLETE	APPROVED	PENDING
CPR Construction	Fences	1625	See Details on the invoice	\$20,700.76	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

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Phase Three 2025-2026



Contractor	Scope	IN#	Description	Value	Status of Work	Status of Invoice	Status of Payment
Progressive Painting	Paint	#17537	Painting	\$26,975.00	COMPLETE	APPROVED	PAID
Progressive Painting	Paint	#17540	Painting	\$26,975.00	COMPLETE	APPROVED	PAID
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

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-202

Phase Two 2024-2025

Phase Three 2025-2026



Contractor	Scope	IN#	Description	Value	Status of Work	Status of Invoice	Status of Payment
Progressive Painting	Paint	#17566	Painting	\$41,500.00	COMPLETE	APPROVED	PAID
Progressive Painting	Paint	#17572	Painting	\$16,600.00	COMPLETE	APPROVED	PAID
Progressive Painting	Paint	#17578	Painting	\$45,650.00	COMPLETE	APPROVED	PENDING
Progressive Painting	Paint	#17592	Painting	\$26,975	COMPLETE	APPROVED	PENDING
			TOTAL APPROVED	\$2,574,211.53			
			TOTAL APPROVED, NOT PAID	\$337,232.87			
			TOTAL PAID	\$2,236,978.66			

End Report.

Nepenthe 2 CO Log 5.23.25.pdf



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

Date: May 23, 2025
Property Name: Nepenthe HOA Phase 2

Contact: Nicole Marks
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	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
COR #188	719 Dunbarton		\$590.20		Siding (done by roofers)
COR #189	1119 Vanderbilt			\$641.32	Fence Repairs
COR #190	1125 Vanderbilt			\$5,465.24	Fence Repairs
COR #191	1311 Vanderbilt			\$8,000.32	Siding and Trim
COR #192	1317 Vanderbilt			\$3,074.88	Siding and Trim
COR #193	1323 Vanderbilt			\$2,659.89	Siding and Trim
COR #194	1329 Vanderbilt			\$848.45	Siding and Trim
COR #195	1335 Vanderbilt			\$2,120.83	Siding and Trim
COR #196	1287 Vanderbilt			\$1,006.95	Siding and Trim
COR #197	1293 Vanderbilt			\$2,871.58	Siding and Trim
COR #198	1299 Vanderbilt			\$2,649.48	Siding and Trim
COR #199	1305 Vanderbilt			\$2,142.45	Siding and Trim
COR #200	Multiple Locations			\$5,394.08	Permits
COR #201	1045 Vanderbilt			\$4,940.35	Fence Repairs
COR #202	1065 Vanderbilt			\$6,176.86	Fence Repairs
COR #203	716 Elmhurst			\$733.91	Siding and Trim
COR #204	1119 Vanderbilt			\$1,549.52	Siding and Trim
COR #205	1125 Vanderbilt			\$2,545.96	Siding and Trim
COR #206	1131 Vanderbilt			\$2,210.46	Siding and Trim
COR #207	1137 Vanderbilt			\$744.53	Siding and Trim
COR #208	1143 Vanderbilt			\$369.65	Siding and Trim
COR #209	1185 Vanderbilt			\$1,023.98	Siding and Trim
COR #210	1191 Vanderbilt			\$961.99	Siding and Trim
COR #211	1197 Vanderbilt			\$1,222.62	Siding and Trim
COR #212	1203 Vanderbilt			\$3,557.98	Siding and Trim
COR #213	810 Elmhurst			\$1,357.16	Fence Repairs
COR #214	217 Elmhurst			\$4,370.81	Fence Repairs
COR #215	201 Elmhurst			-\$10,447.10	Fence Repairs
COR #216	1101 Vanderbilt			\$4,567.88	Siding and Trim
COR #217	1107 Vanderbilt			\$5,791.68	Siding and Trim
COR #218	1113 Vanderbilt			\$669.49	Siding and Trim
COR #219	719 Dunbarton			\$225.00	Paint Gutter

COR #220	505 Elmhurst			\$4,618.61	Fence Repairs
COR #221	507 Elmhurst			\$6,054.54	Fence Repairs
COR #222	509 Elmhurst			\$5,510.90	Fence Repairs
COR #223	1045 Vanderbilt			\$325.27	Siding and Trim
COR #224	1055 Vanderbilt			\$918.05	Siding and Trim
COR #225	1065 Vanderbilt			\$701.35	Siding and Trim
COR #226	1071 Vanderbilt			\$1,153.05	Siding and Trim
COR #227	1077 Vanderbilt			\$928.07	Siding and Trim
COR #228	1083 Vanderbilt			\$583.02	Siding and Trim
COR #229	810 Elmhurst			\$262.69	Fence Repairs
COR #230	213 Elmhurst			\$4,618.61	Fence Repairs
COR #231	1293/99 Vanderbilt			\$2,612.17	Fence Repairs
COR #232	613 Elmhurst			\$4,768.54	Fence Repairs
COR #233	203 Elmhurst			\$1,732.79	Siding and Trim
COR #234	205 Elmhurst			\$1,670.14	Siding and Trim
COR #235	207 Elmhurst			\$2,352.96	Siding and Trim
COR #236	215 Elmhurst			\$850.15	Siding and Trim
COR #237	217 Elmhurst			\$938.66	Siding and Trim
COR #238	219 Elmhurst			\$3,560.68	Siding and Trim
COR #239	509 Elmhurst			\$1,011.84	Fence Repairs
COR #240	209 Elmhurst			\$887.37	Siding and Trim
COR #241	211 Elmhurst			\$1,489.97	Siding and Trim
COR #242	213 Elmhurst			\$1,399.82	Siding and Trim
COR #243	501 Elmhurst			-\$2,890.15	Fence Credit
COR #244	609 Elmhurst			\$6,321.48	Fence Repairs
COR #245	603 Elmhurst			\$2,381.96	Fence Repairs
COR #246	213 Elmhurst			\$912.71	Siding and Trim (Trellis)
COR #247	501 Elmhurst			\$2,161.23	Siding and Trim
COR #248	503 Elmhurst			\$1,636.59	Siding and Trim
COR #249	505 Elmhurst			\$3,733.67	Siding and Trim
COR #250	703 Elmhurst			\$3,732.92	Fence Repairs
COR #251	705 Elmhurst			\$6,150.51	Fence Repairs
COR #252	709 Elmhurst			\$3,451.14	Fence Repairs
COR #253	711 Elmhurst			\$6,816.00	Fence Repairs
COR #254	901 Vanderbilt			\$8,741.24	Fence Repairs
COR #255	700 Elmhurst			\$211.20	Siding and Trim (Trellis)

COR #256	1107 Vanderbilt	\$1,250.13			Siding and Trim
COR #257	406 Elmhurst	\$211.20			Siding and Trim (Trellis)
COR #258	722 Elmhurst	\$211.20			Siding and Trim (Trellis)
COR #259	507 Elmhurst	\$570.34			Siding and Trim
COR #260	509 Elmhurst	\$6,400.77			Siding and Trim
TOTALS		\$8,643.64	\$13,956.75	\$456,715.43	
TOTAL ORIGINAL CONTRACT AMOUNT				\$2,053,620.00	
TOTAL ADJUSTED CONTRACT AMOUNT				\$2,510,335.43	

APPROVED FENCE AND SIDING AND TRIM

Fence C/O's	\$187,377.96
Siding and Trim C/O's	\$243,545.61
Permits	\$25,791.86
Grand Total Repairs	\$2,510,335.43

2025-05-01 ARC Minutes.pdf

NEPENTHE ARCHITECTURAL REVIEW COMMITTEE MINUTES

May 1, 2024

4:30 P.M.

The May 1, 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: none.

B.2. Homeowner Requests Recommended to be Approved: (With conditions if so noted; with all votes unanimous unless otherwise noted.) **none.**

B.2.A. Homeowner Requests Approved via Emergency Approvals:

1. **1113 Vanderbilt Way – HVAC system replacement.** Emergency replacement of the HVAC system is requested for this 3000 model. Installed will be a York HMM72B361S Heat Pump Condensing Unit split-installation heat pump and an air handler, along with the replacement of other system components. The outdoor heat pump condenser is to remain in the same location. No new refrigerant line set piping is needed, nor does any new wiring need be run from attic to ground. The contractor is to be Atticman Heating & Air Conditioning. A City permit is required. All committee members voted yes by May 10, 2025. **Emergency Approval granted May 10, 2025.**

B.2.B. Homeowner Requests Not Recommended for Approval: none.

C. Old Business: Revised ARC documents sent out to membership for comment.

D. New Business: None.

E. Estoppel Inspections: Several inspections were conducted.

F. Notices of Completion: Some signed.

Respectfully submitted, Alan Watters, chair

Outreach meeting minutes for May 2025.pdf

Nepenthe Outreach Committee Minutes

May 14, 2025

4:00 PM

Nepenthe Clubhouse

PRESENT:

Marcy Best, chair
Bonnie Jacobson, Secretary
Pat Furukawa, Treasurer
Gerry Gelfand
Ann Pasiuk
Joan Barrett
Bill White
Theresa McCrackin
Kathryn Schmid
Ann Bennett
Jan Beale
Lora Selvin

ABSENT:

Yvonne del Biaggio
Tonaë Hasik

OLD BUSINESS:

Spring Egg hunt—Bonnie reported that 42 kids attended and the committee agreed it seemed well received by all. Suggestions for next year included: add more stickers and trinkets and less candy in eggs; provide ventilation in the bunny costume; limit 10-15 eggs per child; coach the Easter Bunny in how to approach younger kids.

Parking Lot sale, 5/17 from 9:00-12:00—Theresa reported that 17 of 24 spots had been sold and Joan said the Cancer Discovery Shop staff will pickup unsold items.

Music by the Pool, 6/1 from 6-8 PM—Marcy said she will post fliers and set up banners. Gerry will sell tickets at the back gate and Bonnie and Karen Lowrey will sell tickets at the front gate starting at 5:30. Tickets will be available at the office beginning 5/22 and are \$10. Board members will not be charged.

New Business

4th of July Parade—Bonnie and Lora are co-chairs. Bonnie asked for planning committee members and Jan, Kathryn, Bill, Joan and Marcy volunteered. Bonnie will set up a planning meeting. Joan will coordinate the music.

Shredding Event—Gerry reported that Red Dog Shredding Company will provide a truck and

service for a 3 hour minimum charge of \$175/hr. The committee agreed this is a good idea for Nepenthe and the event is scheduled for August 23rd from 9:00-12:00. Residents will be charged \$10/box.

Sign/banners volunteers needed—Marcy asked for volunteers to help with making signs and banners for Outreach events. Lora, Ann P., Ann B, Joan, Theresa and Kathryn volunteered for this subcommittee.

Marcy adjourned the meeting 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 June 11, 2025 at 4:00 PM

ILS Committee Meeting minutes 5-12-2025.pdf

ILS Committee Meeting Minutes
Page 1

Date: May 12, 2025
Time: 5:33 p.m.
Attendees: Jackie Grebitus, Chair-person
Leslie Arnal, Member
Pam Dimaggio, Member
Ricardo Pineda, Member
Ann Pasiuk, guest
William Newbill, guest

1. **Spa Incursions:** The committee reviewed the fencing revision proposals to see if they conformed to the committee's recommendation. They do not appear to do so.

All gates: The committee recommended extending the diamond lath panels from the current diamond lath panels to over and above the gate itself and combine this with a diagonal picket protruding outward from the gate on each side. "Alternate #1" is close to this in that it proposes the diamond lath panels over the gates. It omits the diagonal picket.

For the main clubhouse, the Board might consider Alternate #1 to see if that helps prevent incursions. (\$3,733.00) However, the committee was advised that the incursions seem to come from the over the fence on the south side, near the pumping equipment. If that is the case, then **the committee recommends Alternate #2 – Main Clubhouse – Full Fence. This would include outward curving pickets all along the fence line and on top of the gates. (\$18,658.00).**

Regarding Dunbarton, the committee recommended additional diagonal lath on the gates with diagonal spikes. That was not included in the proposal. The committee recommended outward curving pickets for the areas with the fencing on the top of the brick. That was not included. Instead, the bid was for outward curving pickets on the entire fence line. **Given the vulnerability of the fencing at Dunbarton, the committee recommends the pickets on top of the full fence line. (\$17,437.00).**

Have said the foregoing, the committee recommends getting a **second bid** on these projects before proceeding.

The committee looks forward to receiving reports from First Services about the dates of time of the intrusions.

2. Report from liason: (i) Board approved the no trespassing signs. (ii) AB 1572: Grounds committee is to have a guest from the City to discuss what will be required. (iii) A couple of people asked about crime counts in the neighborhood and putting that information in the newsletter. Mr. Newbill suggests that the City PD can send someone out to speak to security and crime stats. Ms.Pasiuk: if it is published, would sellers have to disclose as they are selling? If the website provided a link to someone else's data base, that might work out better. Jackie will look to see if the data is readily accessible and then we can decide what to recommend.

ILS Committee Meeting Minutes
Page 2

3. HOA insurance quotes: Mr. Newbill states that given the insurance environment now, the **HOA needs to collect data in order to receive bids from companies; the companies will require a lot of information, and the process should be started now.** He suggests that First Services get data together so that it can be put out to bid. Russo may not have adequate connections. He suggests that in addition to Russo soliciting bids, First Services might be able to independently enquire given their state-wide exposure and experience. Ms. Pasiuk asks: Can you break down the HOA into zones for insurance purposes? Such as by zones?

6:35 p.m. end of meeting. Next meeting is scheduled for June 9, 2025 at 5:30 p.m.

FINAL May 15 Grounds Committee Meeting Report.pdf

Grounds Committee Meeting Minutes

May 15, 2025

Committee: Jane Brown Joanne Massoni
Paula Connors Theresa McCrackin
Don Ellwanger Absent: Mary Gray, Chair

Board Liaison: Courtenay Delfin; Nepenthe staff: Nicole Marks

Homeowners: Don Landsittel Jim Shaw
Al White Ann Pasiuk
Nina White Rick Lawrence
Peter Pelkofer Three additional homeowners

Attending on zoom: Cheryl Nelson, Alan Watters, Ricardo Pineda, Peter Klein

AGENDA

Agenda Item #1: Presentation on AB 1572 by William Granger, Head of Water Conservation Department, City of Sacramento

The purpose of the meeting was a presentation on the City of Sacramento's role in the implementation of AB1572, a California state law banning the use of potable (drinkable) water to irrigate "nonfunctional turf" on HOA-managed landscapes. **William Granger, Sacramento's Water Conservation Coordinator**, provided a slide presentation and brief overview of the city's role as the primary local enforcement agency.

Key points included

- Giving general examples of Nonfunctional and Functional Turf, given that the law does not clearly define "functional" and "nonfunctional."
- Clarifying the compliance timeline (January 1, 2029, for HOA's)
- The City is committed to working with HOA's and is open to suggestions and feedback as the rule making process unfolds.
- Financial incentives such as rebates for turf conversion or water conservation retrofits as well as savings from reduced water usage and ongoing maintenance.

Several homeowners had questions or comments which Grounds Committee will include in follow-up "Frequently Asked Questions."

Following the meeting, Mr. Granger walked the community with a small group of Committee and Board members to get more background on the definitional challenges. Key takeaways included:

- If an irrigation valve is used to water both nonfunctional and functional turf, then the nonfunctional turf might be exempt. This would need to be confirmed by irrigation maps.
- Based on a brief look at several sample sites, a large majority of Nepenthe could be considered "functional."

The Grounds Committee will continue to monitor the City's progress as it develops regulations and provide timely and substantive updates on an ongoing basis.

Attachments will be posted on the Grounds Committee website.

- William Granger slide presentation "NonFunctional Turfgrass Discussion"
- AB 1572 Fact Sheet, compiled by the Grounds Committee
- AB 1572 full text of the enacted legislation.

Nepenthe Finance Committee May 2025 FINAL.pdf

Attendees: Carol Duke, John Apostolo, Brian Coates (Board Liaison)

Excused: Julie Valverde

Absent:

Homeowners: Peter Keifer, Cheryl Nelson, Donald Landsittel

Topic	Objective / Info / Decision	Action
Approval of Prior Meeting Minutes and Action Items	Duke called the meeting to order @ 4:30pm.	Apostolo moved to approve and seconded by Duke and approved
Financial Statement Approval (March 25, 2025)	Last financials from March 2025.	Apostolo moved to approve and seconded by Duke and approved
General Manager Update/Board Liaison	No update from Board Liaison, No GM update	Brian to send
Actual vs. Reserve budget variance report 2024 and YTD 2025	- As the end of April 2025: - Landscaping Planting actual = \$151,855 which is 34% of 2025 budget, N23275 Landscaping, \$98,000 + \$9,880 needs to move from Operating from Reserve accounts. Corrected amount = \$43,975 - Trees includes \$77,000 expense from 2024, Corrected = \$38,319 - Structural Repairs 54% spent to date - Fencing 52% spent to date - Painting 51% spent to date	- Waiting for a journal entry to change \$98,000 + \$9,880 from Landscaping-Planting - reserves to operating
Cash vs. Accrual Accounting	Apostolo presented the pros and cons of cash vs accrual accounting. Presentation attached	Presentation includes action items
Deliverables	See action items	- Need coversheet for GL 23120 from First Service - First Service clarification on Reserve Tracker on footnotes clarifying what each discrepancy and why it occurred - Allocation of \$59/month to Reserve Budget to assure reserve accounts are tracked
Homeowner Comments	- Discussion proceeded on cash vs. accrual accounting - Operating budget analysis has not been started.	
Adjourn	Meeting adjourned @ 5:11PM	

Next meeting: June 16 @ 4:30PM @ the Clubhouse and Zoom

Submitted by: John Apostolo

2Next meeting: June 16 @ 4:30PM @ the Clubhouse and Zoom
Submitted by; John Apostolo

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Finance Committee Meeting May 19 2025 Cash vs Accu.pptx

Nepenthe Homeowners Association

Finance Committee Meeting
May 19, 2025



PROBLEM STATEMENT

- Current cash accounting system employed by Nepenthe does not accurately reflect expenses when they occur

CASH vs. ACCURAL ACCOUNTING

- Definitions:
 - CASH: Records transactions in which revenue and expenses are recognized when the cash is received or paid.
 - ACCURAL: Records transactions in which revenue and expenses are recognized when they are incurred, regardless of when the associated cash is received or paid.

ACCURAL ACCOUNTING

Pros

- Transactions are recognized when they are incurred
- Accurately reflects expenses and revenues for the specific time period
- Increases transparency
- Complies with generally accepted accounting principals
- Highlights present and future financial obligations

Cons

- Switch from cash accounting is not easy
- Change in bookkeeping practice

CASH ACCOUNTING

Pros

- Used in sole-proprietorship
- Simple

Cons

- Expense is recognized when cash is paid, thus cannot match expenses of one period to another
- Not considered a generally accepted accounting principle for financial reporting purposes
- Only provides a financial snapshot at a point in time

NEXT STEPS

- Engage present Nepenthe accountant
- Investigate with First Service other HOA's accounting processes

Thank You



Nepenthe Actuals 2025 for Siding Project and Lands.pdf

2025 Reserve Component Analysis

Account #	GL#	Reserve Component	2024	2025	2026	2027	2028	2029
18000/242, 368, 376, 493, 533, 920, 924	N23275	Landscaping-Planting	\$ 530,000	\$ 447,829	\$ 556,831	\$ 399,526	\$ 409,515	\$ 419,752
		Actuals at 2/6/25		\$ 149,495				
		Actuals at 2/27/25		\$ 990				
		Actuals at 3/26/25		\$ 635				
		Actuals at 4/30/25		\$ 735				

2025 Reserve Component Analysis

Account #	GL#	Reserve Component	2024	2025	2026	2027	2028	2029
18000/105,155,928	23133	Irrigation	\$ 127,200	\$ 151,653	\$ 218,048	\$ 35,757	\$ 36,651	\$ 37,567
		Actuals at 2/7/25		\$ 965				
		Actuals ar 2/27/25		\$ 615				
		Actuals at 3/26/25		\$ 875				
		Actuals at 4/30/25		\$ 24,235				

2025 Reserve Component Analysis

Account #	GL#	Reserve Component	2024	2025	2026	2027	2028	2029
18000/365, 368, 380	N23282	Trees	\$ 248,782	\$ 422,141	\$ 200,459	\$ 182,040	\$ 186,591	\$ 191,256
		Actuals at 2/7/25		\$ 77,212				
		Actuals at 2/27/25		\$ 31,840				
		Actuals at 3/26/25		\$ 630				
		Actuals at 4/30/25		\$ 5,637				

2025 Reserve Component Analysis

Account #	GL#	Reserve Component	2024	2025	2026	2027	2028	2029
4000	L23136	Structural Repairs		\$ 1,255,296				
		Actuals at 2/7/25		\$ 183,826				
		Actuals at 2/27/25		\$ 203,895				
		Actuals at 3/26/25		\$ 88,917				
		Actuals at 4/30/25		\$ 205,755				

2025 Reserve Component Analysis

Account #	GL#	Reserve Component	2024	2025	2026	2027	2028	2029
19000	23127	Fencing		\$ 654,564				
		Actuals at 2/7/25		\$ 118,522				
		Actuals at 2/27/25		\$ 42,016				
		Actuals at 3/26/25		\$ 61,073				
		Actuals at 4/30/25		\$ 120,853				

2025 Reserve Component Analysis

Account #	GL#	Reserve Component	2024	2025	2026	2027	2028	2029
3000	L23135	Painting		\$ 332,048				
		Actuals at 2/7/25		\$ 39,425				
		Actuals at 2/27/25		\$ 26,975				
		Actuals at 3/26/25		\$ 41,500				
		Actuals at 4/30/25		\$ 62,250				

2025 Reserve Component Actuals

Account #	GL#	Reserve Component		2025	Actuals %	Corrected	Actuals %
18000/242, 368, 376, 493, 533, 920, 924	N23275	Landscaping-Planting	Total Budget	\$ 447,829			
			Actuals	\$ 151,855	34%	\$ 43,975	10%
18000/105,155,928	23133	Irrigation	Total Budget	\$ 151,653			
			Actuals	\$ 26,690	18%		
18000/365, 368, 380	N23282	Trees	Total Budget	\$ 422,141			
			Actuals	\$ 115,319	27%	\$ 38,319	9%
4000	L23136	Structural Repairs	Total Budget	\$ 1,255,296			
			Actuals	\$ 682,393	54%		
19000	23127	Fencing	Total Budget	\$ 654,564			
			Actuals	\$ 342,464	52%		
3000	L23135	Painting	Total Budget	\$ 332,048			
			Actuals	\$ 170,150	51%		

Note: Actuals through 4/30/25. Four Months/One-third of year to date.

Reserve Tracker - Updated 4/30/25

GL Code	Reserve Component	2024 Expenditures Actual	2025 Projected Expenditures - Per Reserve Study	2025 Expenditures Year to Date Actual Last Month End	2025 Approved Pending Expenditures	UNCOMMITTED 2025 Projected Expenditures	2026 Projected Expenses - Per Reserve Study
22872	14000 - Recreation	\$0.00	\$0				\$35,419
22960	03500 Painting: Interior	\$0.00	\$0				\$5,253
23014	02000 Concrete	\$230,354.00	\$13,910		\$8,862.00	\$5,048.00	\$178,685
23103	Reserve Interest	\$0.00	\$0				\$0
23120	05000 - Roofing	\$58,871.03	\$882,580	\$9,052.00	\$5,970.00	\$867,558.00	\$267,630
23122	12000 - Pool & 13000 - Spa	\$39,956.62	\$26,336		\$4,540.00	\$21,796.00	\$50,163
23127	19000 - Fencing	\$703,666.47	\$654,564	\$259,533.91	\$120,856.04	\$274,174.05	\$727,236
23133	18000/105,155,928 Landscaping-Irrigation	\$186,885.00	\$151,653	\$19,255.00	\$24,235.00	\$108,163.00	\$155,444
23146	21000 - Signage	\$2,279.32	\$5,740	\$766.12	\$145.47	\$4,828.41	\$20,881
23178	01000 Paving	\$0.00	\$0		\$12,421.00	\$12,421.00	\$6,304
23199	31000 - Reserve Study	\$6,600.00	\$0			\$0.00	\$0
L23133	26000 - Outdoor Foulment/Beaches		\$0				\$0
L23135	03000 Painting: Exterior	\$274,963.34	\$332,048	\$107,900.00	\$62,250.00	\$161,898.00	\$378,662
L23136	04000 - Structural Repairs	\$1,715,623.78	\$1,255,296	\$540,943.91	\$205,760.22	\$508,591.87	\$903,481
N22912	23000 - Mechanical Equip	\$0.00	\$0			\$0.00	\$0
N22991	20000 - Lighting	\$8,189.00	\$15,107			\$15,107.00	\$15,485
N23017	08000 - Rehab, 22000 - Office Foulment, 24000 -	\$45,353.17	\$179,580	\$2,737.79	\$1,680.56	\$175,161.65	\$66,777
N23130/23130	32000 - Undesignated	\$279,368.76	\$9,235		\$110,614.00	\$101,379.00	\$0
N23274	17000 - Tennis Court	\$0.00	\$0			\$0.00	\$11,369
N23275	18000/242, 368, 376, 493, 533, 920, 924 - Landscaping	\$627,315.00	\$447,829	\$277,400.00	\$735.00	\$169,694.00	\$469,472
N23282	18000/365, 368, 380 - Landscaping-Trees	\$218,040.25	\$422,141	\$127,807.50	\$5,637.50	\$288,696.00	\$408,524
N22911	30000 - Miscellaneous / Underground Utilities	\$9,935.00	\$58,091	\$2,495.00		\$55,596.00	\$59,544
	Totals	\$4,407,400.74	\$4,454,110	\$1,347,891.23	\$563,706.79	\$2,542,511.98	\$3,760,329
						\$0.00	

Total Reserve Spent in 2025 (includes completed and pending expenses)

\$1,911,598.02

Letter to the Board - Markus Dascher.pdf

Dear Members of the Board of Directors,

Thank you for putting together the Candidates' Forum the other night. I appreciated the effort to have a space where people could ask questions of the homeowners currently running for Board positions. I had a few thoughts/questions I'd like to share in an effort to maximize engagement in our election process:

1. Timing of forum: In the past the forum has been held on a Saturday afternoon to make it possible for many people to attend. I noticed that the board/management changed the timing this year and assumed this was part of a new strategy to get people involved. I think it would be valuable to compare the numbers of people that typically attend with the number that showed up Monday to determine whether this was successful or not. If not successful, write it down in the SOP regarding Candidates' Forums.
2. Moderator of forum: Typically we have gotten an outside person to moderate these events. Using the manager as a moderator puts her in a difficult position of "managing" homeowners, their emotions, and their questions. Since she has to work day in and day out with homeowners, this can create bad feelings towards management.
3. Questions: People came to me claiming that the manager changed some of their questions, making them less challenging in tone. People don't appreciate being edited when they're trying to make a point.

Here are examples of questions that were edited to make it more comfortable to ask:

- **Original question to Nina and Mary:** In January of 2023, you and some others sent out emails regarding Board responsibilities. You have multiple times pushed for an audit. Nina, since you have been on the board, we have not heard anything about an audit. Are you still thinking we should have one? Also, in the emails you and others claimed that we may be on the path to a special assessment. Do you still think we may have a special assessment especially with such high dues?

- **Revised question to Nina and Mary:** Would you support the Association conducting an audit? In addition, do you think we will have a special assessment with such high dues?
- **Original question to Mary:** Last time when you served on the board you have repeatedly put your personal interests first. To mention only one, your windows. If you get elected, will you put Nepenthe's interest first and not try to again implement your own agenda?
- **Revised Question to Mary:** If you get elected will you put Nepenthe's interest first?
- **Original question to Cheryl:** The current board made the decision to change the clubhouse/office hours to accommodate the staff. These hours are not in the best interest of the residents that are still in the workforce. We used to have the office staffed on Saturday mornings as well. Would you be open to make these changes to accommodate the homeowners? Also, the board has agreed for the manager to work from home once a week. This was not announced to the homeowners. Are you in favor of this?
- **Revised question to Cheryl:** Again, I am going to edit. These really need to be questions and not back stories to them. So this one discusses that the office used to be staffed on Saturday and that the office/clubhouse hours have changed from 9-6 to 8-5. Would you be open to make changes to accommodate the homeowners?

Thank you for your attention to these matters. Please include my email in May's board packet.

Very truly yours,

Markus Dascher

FNL MAY 2025 HO Meeting Response.pdf

RESPONSES TO MAY 2025 OPEN MEETING COMMENTS and CORRESPONDENCE

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

[] signals that this response was given at the meeting

FORUM

1. Peter Klein - Had 2 questions:

a) Were all Board members in attendance at the Executive meeting? If not, would suggest we not indicate unanimous decision.

[Director Delfin agreed and said not all Board members were present at the Executive meeting.]

b) Did we get bids for the pool equipment replacement? Would like to know how the process works.

BOARD RESPONSE: There was no bid process on the replacement of the pool furniture. When replacing part of the furniture, the emphasis was on matching the type and color of the remaining furniture.

2. Andrew Barrios – There was once a shop vac for the pool area but it seems to be missing. Should it be replaced?

[GM agreed look into the issue.]

3. Markus Dascher – He sent a letter to the Board for inclusion in the meeting packet. He received an email advising the Board would consider and was notified that his letter would be included in the June packet. This means the new Board will be responding, not the current Board – this defeats the purpose of the letter. What is the criteria for including letters in the meeting packet?

BOARD RESPONSE: The Board strives include all communication in the open meeting packet. Occasionally, correspondence needs more Board review and discussion. As the packet must be prepared the week before the open meeting, some correspondence will be included in the following month's packet.

4. Bonnie Jacobson – What is the status on the insurance survey?

[Director Delfin advised that the survey has been completed and the Board is now reviewing the information to determine the next steps to be taken.]

5. Jim Shaw – Had 3 questions:

- a) Why did we formally announce the policy position on use of rock in landscaping?
 - b) On the Finance Committee report there were 3 variances mentioned. What percentage of the budget do these variances represent?
 - c) Again, regarding the Finance report, if line items are above or below projections, what approach would the Committee recommend if it occurred?
- a) [Director White clarified that the Board voted on a formal position to review on a case by case basis earlier in this same meeting. The Grounds committee asked for a Board vote and/or guidance on the issue of the use of rock in landscaping.]

BOARD RESPONSE:

b and c)

Nepenthe's Reserve Study is a 30-year planning document designed to ensure that appropriate funds are available to maintain our assets. A Study is prepared during the budget process and once approved by the Board, becomes the expected reserve spending plan for the upcoming fiscal year. There is a separate operational budget that covers recurring expenses such as utilities and salaries.

In the Study, Association assets and their projected life expectancy or maintenance requirements are estimated as well as the anticipated cost of the repair/maintenance or replacement of that item. This analysis permits the Association to 'reserve' income to address the future needs of the community.

While the Study sorts spending expectations by the item or category, the Board, during the fiscal year, determines the priorities for spending the monies available; this may require using funds in a manner different from the original Study. To do this some anticipated work or replacement may be deferred or reduced. The actual (rather than planned) schedule and expense categories are then used in preparation of the next year's study.

The date of reconciliation of annual expenses can be effected by the timing of the receipt of invoices, time to review the billing for accuracy, and time needed for approval of payments. It is not unusual for final annual reconciliation figures to occur several months after year end.

6. Bill White – In the past, at open meetings the Board was not permitted to answer questions. Tonight's meeting is in a Q&A format. Why the change?

[Directors Delfin and White replied that brief responses by management or Directors on day-to-day information is permitted. There can be no discussion about or action taken on items not on the agenda.]

7. Peter Pelkofer – He is in support of letters to the Board being sent by management to the Board members for review prior to meetings. The Board should have letters within a couple days of receipt. He is not asking for a response.

[Director Delfin advised that letters are sent on to the Directors by the office.]

CORRESPONDENCE

1. Peter Pelkofer – Encourages Board to review current CC&R insurance sections and consider changes beyond just the current issue of the deductible. In response to the survey, his comments are: (option 1) the Association already has the right to recover a loss from homeowners. It is possible that for access to loss assessment coverage, all homeowners must be assessed equally. (option 2) Deletion of section 10.8 would accomplish requiring the Association pay the deductible and no other language would be needed. (option 3) Payment of the deductible should not be determined by the Board. Determination of fault is beyond what should be required. Recommends elimination of section 10.8 of the CC&Rs.

BOARD RESPONSE: The Board appreciates this homeowner opinion and discussion of the issues. The Board is considering how to approach the issue.

2. Andrew Barrios – There should be a 4th option on the insurance survey indemnifying homeowners from any deductible. Sees no urgency on the insurance deductible issue.

BOARD RESPONSE: The Board appreciates this homeowner opinion and discussion of the issues. The Board surveyed the community to gather information on homeowner preference in case of property damage covered by the HOA liability insurance policy. The Board is assessing the responses and will continue to explore the issue. As decisions are made, the community will be advised.

OpenSession_05072025_Minutes.pdf



NEPENTHE ASSOCIATION

Open Session

May 7, 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 - 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 May 6, 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 May 6th meeting:

- The Board approved proposal from Critical Path Reconstruction for Phase 3 Siding/Fencing repairs in the total amount of \$2,733,757.42 — *This proposal was approved by the a vote of: YAY– 4, Not Present– 1*
- The Board approved proposal from Progressive Painting for Phase 3 Exterior Painting in the total amount of \$429,900 — *This proposal was approved by the a vote of: YAY– 4, Not Present– 1*
- The Board approved proposal from Reeves Construction for Phase 3 Construction Management in the total amount of \$81,200 — *This proposal was approved by the a vote of: YAY– 4, Not Present– 1*
- The Board approved proposal from Tropitone/Amazon for 5 loungers and 1 table with 4 chairs for Dunbarton Cabana and 3 tables with 4 chairs each for the main clubhouse, all tables with also include umbrellas & stands in the total amount of 10,255.23 — *This proposal was approved by the a vote of: YAY– 3, NAY– 1, Not Present-1*
- The Board approved 9 proposals from Carson Landscape for misc. irrigation repairs in the total amount of \$7,075 — *This proposal was approved by the a vote of: YAY– 4, Not Present– 1*

- The Board approved proposal from Breault Asphalt Maintenance for concrete repairs near 808 Elmhurst in the amount of \$1,898 — *This proposal was approved by the a vote of: YAY– 4, Not Present– 1*
- The Board approved proposal from Sparkling Clear Pools to install new pool chlorinator in small clubhouse pool in the amount of \$2,950 — *This proposal was approved by the a vote of: YAY– 4, Not Present– 1*
- The Board approved proposal from Excel Fitness Solutions to replace belts on treadmill in the amount of \$1,688.17 — *This proposal was approved by the a vote of: YAY– 4, Not Present– 1*

III. REPORTS

A. GENERAL MANAGER'S REPORT

The General Manager, Nicole Marks, provided the GM report verbally.

B. CONSTRUCTION MANAGER'S REPORT

The Construction Manager, Paul Reeves, provided a written report for the community regarding Phase 2.

IV. COMMITTEE UPDATES

A. ARCHITECTURAL COMMITTEE

Resolved

The Board affirms the committee's recommendations below:

Address	Modification	Recommendation
700 Dunbarton	Handrail	Expired application, close until homeowner follows up with additional information
203 Elmhurst	HVAC	Emergency Approval
202 Dunbarton	Patio Structure	Approval Not Recommended

Motion: CHERYL NELSON TRUSTEE
Second: COURTENAY DELFIN
AYEs: BRIAN COATES, COURTENAY DELFIN, NINA WHITE TTEE, CHERYL NELSON TRUSTEE
NAYs: None

► **Resolved**
The motion passed

B. OUTREACH COMMITTEE

Marcy Best provided a verbal update for the Outreach Committee which included the Greeting Card Group and the Parking Lot sale on May 17th.

C. ILS COMMITTEE

Cheryl Nelson provided a verbal update for the ILS committee which included installation of no trespassing signs at the amenity gates.

D. GROUNDS COMMITTEE

Mary provided a verbal update for the Grounds Committee which included the next Grounds meeting being focused on the city's implantation of AB1572.

Resolved

The Board approves the new proposed plant list proposed by Garth Ruffner/Grounds Committee to be combined with the previous plant list to create an updated list.

Motion: COURTENAY DELFIN
Second: NINA WHITE TTEE
AYEs: BRIAN COATES, COURTENAY DELFIN, NINA WHITE TTEE, CHERYL NELSON TRUSTEE
NAYs: None

► **Resolved**
The motion passed

E. FINANCE COMMITTEE

Carol Duke provided a verbal update for the Finance Committee which included the 2024 year-end financial numbers and the tracking for 2025.

F. NOMINATING/ELECTION COMMITTEE

No updates were provided from the Nominating/Election Committee.

V. HOMEOWNER CORRESPONDENCE

A. HOMEOWNER CORRESPONDENCE - 05.07.25

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

B. HOMEOWNER COMMENT/CORRESPONDENCE FOLLOW UP - 04.02.25

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

VI. CONSENT CALENDAR

Resolved

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

Motion: COURTENAY DELFIN
Second: CHERYL NELSON TRUSTEE
AYEs: BRIAN COATES, CHERYL NELSON TRUSTEE, NINA WHITE TTEE, COURTENAY DELFIN
NAYs: None

► **Resolved**
The motion passed

A. OPEN SESSION MINUTES - APRIL 2, 2025

Resolved

The Board approves the Open Session Minutes dated April 2, 2025 as presented.

B. FINANCIAL STATEMENT - MARCH 2025

Resolved

The Board accepts the Association’s income statement for March 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 \$62,688.67 and year-to-date reserve funding of \$536,962.80 compared to the year-to-date reserve funding budget of \$520,440. The actual year-to-date operating expenses were \$754,354.51. The budgeted year-to-date operating expenses were \$730,410. The association has \$195,265.96 in operating funds, which represents 0.47 months of budgeted expenses and reserve contributions. The association has \$8,174,185.82 in reserve funds.

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.

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
4/11/25	2058-02	\$3,094.68	X	
4/11/25	2079-04	\$2,783.55	X	
4/11/25	2426-01	\$2,395.56	X	

VII. NEW BUSINESS

A. REVISED GUIDELINES AND COMMUNITY RULES

Background

With the help of the Architectural Committee, the following rules/applications have been revised:

- 1. Community Rules
- 2. Rules for Home Improvement
- 3. Home Improvement Application
- 4. Notice of Completion
- 5. HVAC Application Questionnaire
- 6. Satellite/Antenna/Cable Installation Letter
- 7. Window Slider Replacement Questionnaire
- 8. Improvements Needing Permission

If approved, they will go out for 28-day review/comment period by the membership. Once 28 days have passed, the Board can adopt the guidelines/applications as policy. If any changes are made to the guidelines after receiving member feedback, the documents would need to be sent out again to the membership for the 28-day review.

Resolved

The Board approves the proposed revisions to the above/attached 8 documents and authorizes Management to distribute the revisions to the membership via general delivery for the required 28-day comment period as stated per Civil Code 4360.

Motion: COURTENAY DELFIN

Second: BRIAN COATES
AYEs: BRIAN COATES, COURTENAY DELFIN, NINA WHITE TTEE, CHERYL NELSON TRUSTEE
NAYs: None

► *Resolved*
The motion passed

B. TENNIS COURT RESERVATION SIGN

Background

Management received feedback from residents of the community that they wish to have a tennis court reservation sign installed, similar to Campus Commons. A photo has been included in the packet for reference.

Resolved

The Board approves the authorization for Management to receive bids for the installation of a tennis court reservation sign at the Main Clubhouse.

Motion: COURTENAY DELFIN
Second: CHERYL NELSON TRUSTEE
AYEs: BRIAN COATES, COURTENAY DELFIN, NINA WHITE TTEE, CHERYL NELSON TRUSTEE
NAYs: None

► *Resolved*
The motion passed

VIII. HOMEOWNER FORUM

Multiple homeowners addressed the board with concerns/questions/comments which included displaying votes from Exec differently, evaluation of board correspondence included in the packets, status of CC&R revisions, landscaping questions.

IX. NEXT BOARD MEETING

The Association’s next open Board meeting will be held June 4, 2025, at 6:00 pm.

X. ADJOURN

The meeting was adjourned at 6:59PM.

APPROVED	DATE

April 2025 Financials.pdf

NEPENTHE ASSOCIATION
CASH BASIS FINANCIAL STATEMENTS
FOR THE MONTH AND FOUR MONTH(S) ENDED
APRIL 30, 2025

CONTENTS

FINANCIAL SUMMARY REPORT	
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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: April 30, 2025

Operating cash	125,712.71	189,545.47	Decrease in Cash	(63,832.76)
Reserve cash	8,117,707.22	8,179,906.31	Decrease in Cash	(62,199.09)
Adj Operating Cash (see note 1)	53,088.68	125,397.69	Decrease in Cash	(72,309.01)

Average budgeted expenses / month	416,950.00
Average # of months of available cash	0.30
Percent Funded Per 2024 Reserve Study	186.0%

ASSESSMENT SUMMARY

Prepaid Utilities	
Monthly Assessment Budget	388,810.00
Assessment Cash Received	389,397.27

Total Assessments Receivable

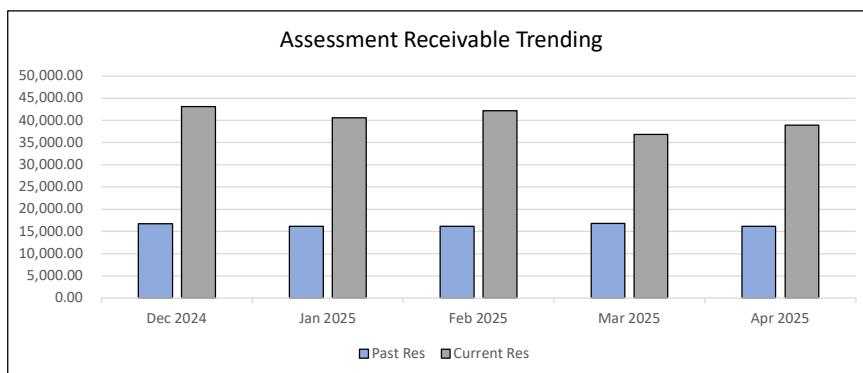
0-30 days late (see note 2)	14,764.00
31-60 days late	0.00
61-90 days late	9,292.40
over 90 days late	31,032.77
Total Assessments Due	55,089.17

Other Receivable

Other Receivable	116,901.34
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Past Residents Assessments Rec.	16,129.48
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Prepaid Assessments	72,624.03
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OPERATING SUMMARY

Category	April Expenses	YTD Expenses	YTD Budget	YTD Variance	Negative YTD Variances>\$2000
Utilities	33,837	110,263	148,752		38,489
Landscape	48,880	198,520	195,520		(3,000) LANDSCAPE \$3K MORE THAN BUDGET 1-TIME
Common Area	15,221	133,749	96,648		(37,101) GUTTER/DOWNSPOUT+PLUMBING
Management/On-Site Admin	147,080	279,342	160,956		(118,386) TAXES, PAYROLL, WEBSITE
Insurance	59,819	307,068	372,004		64,936
Total Operating Expenses	304,837	1,028,941	973,880		(55,061) Spending overbudget year-to-date
YTD Profit/(Loss)		29,106			

RESERVE SUMMARY

Contribution to Reserves this month:	173,480.00	Reserve Disbursements this month:	263,654.90
Contribution to Reserves Year-to-Date:	631,294.00	Reserve Disbursements Year-to-Date:	1,611,241.13
Interest on reserve funds Year-to-Date	106,554.61		

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	1,795,896	
	Reserve Investment Income		106,555
	Contributions to Reserves		631,294
Less	Operating Expenses	(1,028,941)	
	Reserve Funding	(631,294)	
	Reserve Expenses		(1,611,241)
Ending Balance	4/30/2025	125,713	8,117,177

Budget Report

Actual Income - Year-to-date	\$ 1,795,895.95
Budgeted Income - Year-to-date	<u>\$ 1,667,800.00</u>
Produced a positive Year-to-date income variance of	\$ 128,095.95
Actual Expenses and Reserve Contribution - Year-to-date	\$ 1,766,790.04
Budgeted Expenses and Reserve Contribution - Year-to-date	<u>\$ 1,667,800.00</u>
Produced a negative Year-to-date operating expenses variance of	\$ (98,990.04)
The two combined variances produced a positive Year-to-date variance of	\$ 29,105.91

Other Information

Unpaid assessments at	4/30/2025	were:	\$ 55,089.17
Prepaid assessments at	4/30/2025	were:	\$ 72,624.03

NEPENTHE ASSOCIATION
COMPARATIVE BALANCE SHEET
04/30/2025

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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	125,712.71	189,545.47
PETTY CASH	150.00	150.00
RESERVE ACCOUNT FUNDS	8,117,707.22	8,179,906.31
TOTAL CASH AND INVESTMENTS	8,243,569.93	8,369,601.78
OTHER ASSETS		
UNFUNDED RESERVES	346,930.00	346,930.00
TOTAL OTHER ASSETS	346,930.00	346,930.00
TOTAL ASSETS	8,590,499.93	8,716,531.78
LIABILITIES		

ACCOUNTS PAYABLE	60,500.00	60,500.00
UNFUNDED RESERVES	346,930.00	346,930.00
TOTAL LIABILITIES	407,430.00	407,430.00
MEMBERS EQUITY		

GENERAL RESERVE FUND BALANCE	8,117,707.22	8,179,906.31
OPERATING FUND BALANCE-BEG OF YEAR	36,256.80	36,256.80
CURRENT YEAR INCOME/(LOSS)	29,105.91	92,938.67
TOTAL LIABILITIES & MEMBERS EQUITY	8,590,499.93	8,716,531.78

NEPENTHE ASSOCIATION
RESERVE FUND BALANCES SUPPORT SCHEDULES
04/30/2025

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

FirstService Residential CA
15241 Laguna Canyon Road
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	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	106,554.61	0.00	0.00	106,554.61
22872 GYM/WORKOUT FACILITY	14,017.11	0.00	680.00	0.00	0.00	14,697.11
22960 PAINTING-INTERIOR RESERVES	6,338.62	0.00	307.50	0.00	0.00	6,646.12
23014 CONCRETE REPAIRED RESERVES	108,220.33	0.00	5,250.00	(8,862.00)	0.00	104,608.33
23058 GENERAL RESERVES	0.00	0.00	0.00	4,115.00	(26,116.55)	(22,001.55)
23120 ROOF RESERVES	3,349,676.81	0.00	162,500.00	(9,370.00)	(8,605.00)	3,494,201.81
23122 POOL/SPA RESERVES	106,828.92	0.00	5,182.50	(4,540.00)	0.00	107,471.42
23127 FENCING RESERVES	361,971.23	0.00	17,560.00	(58,106.25)	(233,559.36)	87,865.62
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	6,155.00	(24,235.00)	(19,255.00)	89,540.45
23146 SIGNS RESERVES	29,940.96	0.00	1,452.50	(96.98)	(766.12)	30,530.36
23178 PAVING RESERVES	557,592.36	0.00	27,050.00	(3,437.00)	0.00	581,205.36
23199 RESERVE STUDY RESERVES	7,833.09	0.00	380.00	0.00	0.00	8,213.09
23201 PRIOR YEAR FUNDING	0.00	0.00	197,594.00	0.00	0.00	197,594.00
L23133 OUTDOOR EQUIPMENT RSRV	14,274.78	0.00	692.50	0.00	0.00	14,967.28
L23135 PAINT EXTERIOR RSRV	634,274.19	0.00	30,770.00	(16,600.00)	(107,900.00)	540,544.19
L23136 STRUCTURAL REPAIRS RSRV	1,925,651.89	0.00	93,417.50	(134,469.61)	(540,943.91)	1,343,655.87
N22911 UNDERGROUND UTILITY RSRV	97,913.63	0.00	4,750.00	0.00	(2,495.00)	100,168.63
N23017 CLUBHOUSE RENOVATION RSRV	84,772.58	0.00	4,112.50	(1,680.56)	(2,737.79)	84,466.73
N23130 MISCELLANEOUS RSRV	16,748.38	0.00	812.50	0.00	0.00	17,560.88
N23274 TENNIS COURT RSRV	69,003.34	0.00	3,347.50	0.00	0.00	72,350.84
N23275 GROUNDS RESERVE	695,702.11	0.00	60,870.00	(735.00)	(277,400.00)	478,437.11
N23282 TREE REMOVAL ANNUAL MAINT RSRV	698,794.12	0.00	6,780.00	(5,637.50)	(127,807.50)	572,129.12
N22991 POLE LIGHT REPAIRS RSRV	33,599.84	0.00	1,630.00	0.00	0.00	35,229.84
TOTAL GENERAL RESERVES	8,992,639.74	0.00	737,848.61	(263,654.90)	(1,347,586.23)	8,119,247.22

NEPENTHE ASSOCIATION
INCOME STATEMENT
04/30/2025

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c/o FirstService Residential
15241 Laguna Canyon Rd
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----- ACTUAL	---MONTH--- BUDGETED	----- VARIANCE	G/L NUMBER	DESCRIPTION	----- ACTUAL	YEAR TO DATE BUDGETED	----- VARIANCE	ANNUAL BUDGET	\$ REMAINING IN BUDGET
REVENUE									
389,397.27	388,810	587.27	14000	HOMEOWNER ASSESSMENT REVENUE	1,580,843.36	1,555,240	25,603.36	4,665,720	3,084,876.64
0.00	2,000	(2,000.00)	14087	EASEMENT AGREEMENT	6,161.42	8,000	(1,838.58)	24,000	17,838.58
37.36	150	(112.64)	14101	INTEREST ON PAST DUE ASSESSMENTS	1,424.01	600	824.01	1,800	375.99
10.00	50	(40.00)	14110	KEY REVENUE	120.00	200	(80.00)	600	480.00
345.00	350	(5.00)	14113	CLUBHOUSE RENTAL	2,445.00	1,400	1,045.00	4,200	1,755.00
630.00	0	630.00	14116	CC&R VIOLATIONS/FINES	1,237.74	0	1,237.74	0	(1,237.74)
0.00	1,400	(1,400.00)	14122	INSURANCE REIMBURSEMENT	953.00	5,600	(4,647.00)	16,800	15,847.00
267.33	0	267.33	14162	OPERATING INTEREST REVENUE	447.91	0	447.91	0	(447.91)
27,405.81	0	27,405.81	14163	RESERVE INTEREST REVENUE	106,554.61	0	106,554.61	0	(106,554.61)
23,797.20	24,190	(392.80)	14309	WATER REIMBURSEMENTS	95,708.90	96,760	(1,051.10)	290,280	194,571.10
441,889.97	416,950	24,939.97		TOTAL REVENUE	1,795,895.95	1,667,800	128,095.95	5,003,400	3,207,504.05
RESERVE CONTRIBUTION									
272.00	272	0.00	19572	GYM/WORKOUT FACILITIES RESERVES	680.00	1,088	408.00	3,264	2,584.00
123.00	123	0.00	19660	PAINTING-INTERIOR RES	307.50	492	184.50	1,476	1,168.50
2,100.00	2,100	0.00	19714	CONCRETE REPAIR RESERVE	5,250.00	8,400	3,150.00	25,200	19,950.00
27,405.81	0	(27,405.81)	19803	GENERAL RESERVE INTEREST	106,554.61	0	(106,554.61)	0	(106,554.61)
65,000.00	65,000	0.00	19820	ROOF RESERVE	162,500.00	260,000	97,500.00	780,000	617,500.00
2,073.00	2,073	0.00	19822	POOL/SPA RESERVE	5,182.50	8,292	3,109.50	24,876	19,693.50
7,024.00	7,024	0.00	19827	FENCING RESERVE	17,560.00	28,096	10,536.00	84,288	66,728.00
2,462.00	2,462	0.00	19833	IRRIGATION RESERVE	6,155.00	9,848	3,693.00	29,544	23,389.00
581.00	581	0.00	19846	SIGN RESERVE	1,452.50	2,324	871.50	6,972	5,519.50
10,820.00	10,820	0.00	19878	PAVING RESERVE	27,050.00	43,280	16,230.00	129,840	102,790.00
152.00	152	0.00	19899	RESERVE STUDY	380.00	608	228.00	1,824	1,444.00
0.00	0	0.00	19901	PRIOR YR FUNDING	197,594.00	0	(197,594.00)	0	(197,594.00)
277.00	277	0.00	L19833	OUTDOOR EQUIPMENT RSRV	692.50	1,108	415.50	3,324	2,631.50
12,308.00	12,308	0.00	L19835	PAINTING EXTERIOR RESERVE	30,770.00	49,232	18,462.00	147,696	116,926.00
37,367.00	37,367	0.00	L19836	STRUCTURAL REPAIRS RSRV	93,417.50	149,468	56,050.50	448,404	354,986.50
1,900.00	1,900	0.00	N19611	UNDERGROUND UTILITY REPR RSV	4,750.00	7,600	2,850.00	22,800	18,050.00
652.00	652	0.00	N19691	POLE LIGHT REPR RSV	1,630.00	2,608	978.00	7,824	6,194.00
1,645.00	1,645	0.00	N19717	CLBHOUSE REMODEL INTERIOR RENOVATI	4,112.50	6,580	2,467.50	19,740	15,627.50
325.00	325	0.00	N19830	MISCELLANEOUS RSV	812.50	1,300	487.50	3,900	3,087.50
1,339.00	1,339	0.00	N19974	COMMON TENNIS CRT RSV	3,347.50	5,356	2,008.50	16,068	12,720.50
13,500.00	13,500	0.00	N19975	GROUNDS RSV	33,750.00	54,000	20,250.00	162,000	128,250.00
13,560.00	13,560	0.00	N19982	TREE REM/ ANNL MAINT RSV	33,900.00	54,240	20,340.00	162,720	128,820.00
200,885.81	173,480	(27,405.81)		TOTAL RESERVE CONTRIBUTION	737,848.61	693,920	(43,928.61)	2,081,760	1,343,911.39
241,004.16	243,470	(2,465.84)		AVAILABLE OPERATING REVENUE	1,058,047.34	973,880	84,167.34	2,921,640	1,863,592.66
OPERATING EXPENSES									

NEPENTHE ASSOCIATION
INCOME STATEMENT
04/30/2025

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c/o FirstService Residential
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----- ACTUAL	---MONTH--- BUDGETED	----- VARIANCE	G/L NUMBER	DESCRIPTION	----- ACTUAL	YEAR TO DATE BUDGETED	----- VARIANCE	ANNUAL BUDGET	\$ REMAINING IN BUDGET
UTILITIES									
6,687.67	4,337	(2,350.67)	15101	ELECTRICITY	17,470.17	17,348	(122.17)	52,044	34,573.83
2,374.51	2,164	(210.51)	15102	GAS	11,938.51	8,656	(3,282.51)	25,968	14,029.49
633.83	510	(123.83)	15103	REFUSE COLLECTION	2,695.96	2,040	(655.96)	6,120	3,424.04
9.39	0	(9.39)	15104	SEWER	9.39	0	(9.39)	0	(9.39)
164.24	172	7.76	15105	TELEPHONE EXPENSE	656.96	688	31.04	2,064	1,407.04
1,822.04	5,865	4,042.96	15106	WATER	21,499.50	23,460	1,960.50	70,380	48,880.50
21,369.82	23,600	2,230.18	15106R	REIMBURSABLE WATER USAGE	52,819.44	94,400	41,580.56	283,200	230,380.56
775.60	540	(235.60)	15155	INTERNET EXPENSE	3,172.77	2,160	(1,012.77)	6,480	3,307.23
33,837.10	37,188	3,350.90		TOTAL UTILITIES	110,262.70	148,752	38,489.30	446,256	335,993.30
LAND MAINTENANCE									
48,880.00	48,880	0.00	15500	CONTRACT LANDSCAPE SERVICE	198,520.00	195,520	(3,000.00)	586,560	388,040.00
48,880.00	48,880	0.00		TOTAL LAND MAINTENANCE	198,520.00	195,520	(3,000.00)	586,560	388,040.00
COMMON AREA									
4,200.00	3,475	(725.00)	16020	CONTRACT POOL/SPA SERVICE	16,350.00	13,900	(2,450.00)	41,700	25,350.00
0.00	85	85.00	16022	POOL EQUIPMENT REPAIR	0.00	340	340.00	1,020	1,020.00
1,989.00	210	(1,779.00)	16027	POOL INSPECTION	2,672.00	840	(1,832.00)	2,520	(152.00)
0.00	210	210.00	18457	PLUMBING REPAIR	10,650.00	840	(9,810.00)	2,520	(8,130.00)
187.05	1,300	1,112.95	18524	MATERIAL SUPPLIES	691.56	5,200	4,508.44	15,600	14,908.44
215.00	335	120.00	18526	PEST CONTROL	2,445.00	1,340	(1,105.00)	4,020	1,575.00
2,490.00	2,657	167.00	18531	JANITORIAL SERVICE	10,085.00	10,628	543.00	31,884	21,799.00
528.51	192	(336.51)	18532	JANITORIAL SUPPLIES	528.51	768	239.49	2,304	1,775.49
0.00	65	65.00	18534	FIRE EXTINGUISHER SERVICE	291.13	260	(31.13)	780	488.87
461.00	0	(461.00)	18544	LIGHT REPAIRS	1,267.00	0	(1,267.00)	0	(1,267.00)
757.50	700	(57.50)	18579	PATROL SERVICE	2,966.64	2,800	(166.64)	8,400	5,433.36
1,520.00	9,833	8,313.00	18736	GUTTER & DOWNSPOUT CLEANING	62,260.00	39,332	(22,928.00)	117,996	55,736.00
2,520.00	4,166	1,646.00	18767	REPAIR & MAINTENANCE	22,469.62	16,664	(5,805.62)	49,992	27,522.38
81.00	709	628.00	18771	BACKFLOW DEVICE TEST	81.00	2,836	2,755.00	8,508	8,427.00
156.92	140	(16.92)	18905	KITCHEN SUPPLIES	485.52	560	74.48	1,680	1,194.48
115.00	85	(30.00)	18986	FITNESS CONTRACT	505.94	340	(165.94)	1,020	514.06
15,220.98	24,162	8,941.02		TOTAL COMMON AREA	133,748.92	96,648	(37,100.92)	289,944	156,195.08
MANAGEMENT/ON-SITE ADMIN EXP									
150.00	200	50.00	18001	COMMUNITY WEBSITE	1,828.88	800	(1,028.88)	2,400	571.12
214.94	100	(114.94)	18003	COMMUNITY EVENTS/PROGRAMS	214.94	400	185.06	1,200	985.06
7,800.00	8,190	390.00	19109	CONTRACT MANAGEMENT	31,200.00	32,760	1,560.00	98,280	67,080.00
0.00	181	181.00	19101	CPA SERVICES	2,170.00	724	(1,446.00)	2,172	2.00
110,314.00	0	(110,314.00)	19104	FEDERAL TAX EXPENSE	110,314.00	0	(110,314.00)	0	(110,314.00)
300.00	0	(300.00)	19105	FRANCHISE TAX BOARD	300.00	0	(300.00)	0	(300.00)

NEPENTHE ASSOCIATION
INCOME STATEMENT
04/30/2025

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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
0.00	25	25.00	19106	TAXES & LICENSES	(1,260.00)	100	1,360.00	300	1,560.00
61.73	1,675	1,613.27	19108	GENERAL COUNSEL SERVICE	4,094.02	6,700	2,605.98	20,100	16,005.98
3,499.50	3,334	(165.50)	19111	MANAGEMENT REIMBURSABLE	17,451.93	13,336	(4,115.93)	40,008	22,556.07
0.00	21	21.00	19112	POSTAGE, ON-SITE	221.55	84	(137.55)	252	30.45
0.00	100	100.00	19117	DUES & PUBLICATIONS	625.00	400	(225.00)	1,200	575.00
35.00	35	0.00	19119	BANK FEES	140.00	140	0.00	420	280.00
15,200.18	16,625	1,424.82	19124	ON-SITE STAFF	66,009.41	66,500	490.59	199,500	133,490.59
0.00	583	583.00	17209	PAYROLL PROCESSING FEES	1,560.00	2,332	772.00	6,996	5,436.00
(709.57)	0	709.57	19126	DELINQUENCY MONITORING	(6,649.27)	0	6,649.27	0	6,649.27
1,603.07	100	(1,503.07)	19132	OPERATING CONTINGENCY	3,124.57	400	(2,724.57)	1,200	(1,924.57)
(511.08)	0	511.08	19143	LEGAL-COLLECTIONS	(511.08)	0	511.08	0	511.08
613.25	317	(296.25)	19172	ACCOUNTING REIMBURSABLES	3,712.00	1,268	(2,444.00)	3,804	92.00
(641.22)	125	766.22	19174	AMS COLLECTION EXPENSE	939.81	500	(439.81)	1,500	560.19
0.00	85	85.00	19178	PROPERTY TAX	2,713.07	340	(2,373.07)	1,020	(1,693.07)
8,737.72	7,773	(964.72)	19247	PAYROLL TAXES & BENEFITS	38,428.05	31,092	(7,336.05)	93,276	54,847.95
81.80	125	43.20	19295	ON-SITE OFFICE SUPPLIES	1,006.09	500	(506.09)	1,500	493.91
330.57	645	314.43	19382	COPIER LEASE	1,709.04	2,580	870.96	7,740	6,030.96
147,079.89	40,239	(106,840.89)		TOTAL MANAGEMENT/ON-SITE ADMIN E	279,342.01	160,956	(118,386.01)	482,868	203,525.99
				INSURANCE					
59,882.95	59,426	(456.95)	19107	INSURANCE	239,531.80	237,704	(1,827.80)	713,112	473,580.20
(64.00)	33,575	33,639.00	DC19307	FLOOD INSURANCE	67,536.00	134,300	66,764.00	402,900	335,364.00
59,818.95	93,001	33,182.05		TOTAL INSURANCE	307,067.80	372,004	64,936.20	1,116,012	808,944.20
304,836.92	243,470	(61,366.92)		TOTAL OPERATING EXPENSES	1,028,941.43	973,880	(55,061.43)	2,921,640	1,892,698.57
(63,832.76)	0	(63,832.76)		NET INCOME/(LOSS)	29,105.91	0	29,105.91	0	(29,105.91)

NEPENTHE ASSOCIATION
INCOME STATEMENT FOR 12 MONTHS ENDING
04/30/2025

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c/o FirstService Residential
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FirstService Residential CA
15241 Laguna Canyon Road
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	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	TOTAL
REVENUE													
14000 HOMEOWNER ASSESSMENT REVENUE	370812	349054	378288	350317	360084	375307	347324	371555	403307	374991	413148	389397	4483585
14087 EASEMENT AGREEMENT	7816	0	0	3233	0	0	6218	0	0	0	6161	0	23428
14101 INTEREST ON PAST DUE ASSESMEN	299	450	31	71	115	786	62	262	413	733	240	37	3499
14110 KEY REVENUE	60	145	85	40	50	80	20	10	70	40	0	10	610
14113 CLUBHOUSE RENTAL	725	1835	-625	995	415	555	930	1370	675	390	1035	345	8645
14116 CC&R VIOLATIONS/FINES	620	0	596	682	658	1393	20	558	540	0	68	630	5765
14121 INTEREST REVENUE	0	0	0	0	0	0	230	0	0	0	0	0	230
14122 INSURANCE REIMBURSEMENT	225	0	10800	450	-225	0	450	225	0	953	0	0	12878
14132 MISCELLANEOUS REVENUE	0	0	0	0	0	60	0	0	0	0	0	0	60
14162 OPERATING INTEREST REVENUE	255	235	243	273	254	246	0	72	2	2	176	267	2025
14163 RESERVE INTEREST REVENUE	70026	37279	38608	19567	43106	15486	49948	49041	31993	26319	20836	27406	429615
14357 RESERVE CONTRIBUTION	0	0	0	0	750	465	0	0	0	0	0	0	1215
14309 WATER REIMBURSEMENTS	0	0	0	0	0	0	41	1230	23816	23014	25082	23797	96980
TOTAL REVENUE	450838	388998	428026	375627	405207	394377	405242	424324	460817	426442	466746	441890	5068536
RESERVE CONTRIBUTION													
19572 GYM/WORKOUT FACILITIES RESERVE	272	136	272	544	408	0	272	0	0	272	136	272	2584
19660 PAINTING-INTERIOR RES	202	101	202	404	303	0	202	0	0	123	62	123	1722
19714 CONCRETE REPAIR RESERVE	2100	1050	2100	4200	3150	0	2100	0	0	2100	1050	2100	19950
19803 GENERAL RESERVE INTEREST	70026	37279	38608	19567	43106	15486	49948	49041	31993	26319	20836	27406	429615
19820 ROOF RESERVE	70032	35016	70032	140064	105048	0	70032	0	0	65000	32500	65000	652724
19822 POOL/SPA RESERVE	2700	1350	2700	5400	4050	0	2700	0	0	2073	1037	2073	24083
19827 FENCING RESERVE	6585	3293	6585	13170	9878	0	6585	0	0	7024	3512	7024	63655
19833 IRRIGATION RESERVE	15614	7807	15614	31228	23421	0	15614	0	0	2462	1231	2462	115453
19846 SIGN RESERVE	581	291	581	1162	872	0	581	0	0	581	291	581	5520
19878 PAVING RESERVE	10820	5410	10820	21640	16230	0	10820	0	0	10820	5410	10820	102790
19899 RESERVE STUDY	152	76	152	304	228	0	152	0	0	152	76	152	1444
19901 PRIOR YR FUNDING	0	0	0	0	0	0	0	0	0	0	197594	0	197594
L19833 OUTDOOR EQUIPMENT RSRV	4	2	4	8	6	0	4	0	0	277	139	277	721
L19835 PAINTING EXTERIOR RESERVE	12308	6154	12308	24616	18462	0	12308	0	0	12308	6154	12308	116926
L19836 STRUCTURAL REPAIRS RSRV	37367	18684	37367	74734	56051	465	37367	0	0	37367	18684	37367	355451
N19611 UNDERGROUND UTILITY REPR RSV	2533	1267	2533	5066	3800	0	2533	0	0	1900	950	1900	22481
N19691 POLE LIGHT REPR RSV	578	289	578	1156	867	0	578	0	0	652	326	652	5676
N19717 CLBHOUSE REMODEL INTERIOR RENO	2945	1473	2945	5890	4418	0	2945	0	0	1645	823	1645	24728
N19830 MISCELLANEOUS RSV	204	102	204	408	306	0	204	0	0	325	163	325	2241
N19974 COMMON TENNIS CRT RSV	1339	670	1339	2678	2009	0	1339	0	0	1339	670	1339	12721
N19975 GROUNDS RSV	15614	7807	15614	31228	24171	0	15614	0	0	13500	6750	13500	143798
N19982 TREE REM/ ANNL MAINT RSV	15614	7807	15614	31228	23421	0	15614	0	0	13560	6780	13560	143198
TOTAL RESERVE CONTRIBUTION	267590	136061	236172	414695	340202	15951	247512	49041	31993	199799	305170	200886	2445072
AVAILABLE OPERATING REVENUE	183248	252938	191854	-39067⁹	65005	378427	157731	375282	428824	226643	161577	241004	2623463

NEPENTHE ASSOCIATION
INCOME STATEMENT FOR 12 MONTHS ENDING
04/30/2025

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

FirstService Residential CA
15241 Laguna Canyon Road
Irvine CA 92618

	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	TOTAL
OPERATING EXPENSES													
UTILITIES													
15101 ELECTRICITY	6387	3685	4124	4298	4328	4341	3546	3854	3698	3373	3712	6688	52033
15102 GAS	740	2074	869	565	1313	1894	3406	2333	3026	3291	3247	2375	25132
15103 REFUSE COLLECTION	118	3715	612	-2613	1419	694	694	764	683	683	696	634	8100
15104 SEWER	0	0	0	0	0	0	0	0	0	0	0	9	9
15105 TELEPHONE EXPENSE	164	164	164	164	164	164	164	164	164	164	164	164	1971
15106 WATER	5085	5001	5089	5176	6116	7061	6451	6018	5811	6587	7280	1822	67497
15106R REIMBURSABLE WATER USAGE	0	0	0	0	0	0	0	0	0	0	31450	21370	52819
15155 INTERNET EXPENSE	652	652	752	752	932	752	752	752	1622	0	776	776	9169
TOTAL UTILITIES	13146	15292	11610	8343	14272	14906	15013	13885	15003	14098	47325	33837	216730
LAND MAINTENANCE													
15500 CONTRACT LANDSCAPE SERVICE	48880	48880	48880	48880	48880	48880	48880	48880	51880	48880	48880	48880	589560
TOTAL LAND MAINTENANCE	48880	48880	48880	48880	48880	48880	48880	48880	51880	48880	48880	48880	589560
COMMON AREA													
16020 CONTRACT POOL/SPA SERVICE	3075	3525	3525	3840	3675	3825	3825	3525	4050	4050	4050	4200	45165
16022 POOL EQUIPMENT REPAIR	550	117	0	0	0	0	0	0	0	0	0	0	667
16027 POOL INSPECTION	0	1289	0	0	0	1306	0	0	0	0	683	1989	5267
18457 PLUMBING REPAIR	0	0	0	225	1000	0	0	0	4300	3300	3050	0	11875
18501 EXPENSES TO BE REIMBURSED	0	-4860	0	0	0	0	0	0	0	0	0	0	-4860
18524 MATERIAL SUPPLIES	-431	524	408	0	887	266	0	0	0	100	405	187	2345
18526 PEST CONTROL	65	265	215	365	1865	815	65	65	1865	215	150	215	6165
18531 JANITORIAL SERVICE	0	2490	5230	2490	2490	2490	2490	2490	2615	2490	2490	2490	30255
18532 JANITORIAL SUPPLIES	-360	0	1013	0	0	792	213	159	0	0	0	529	2345
18534 FIRE EXTINGUISHER SERVICE	0	0	0	0	0	0	0	0	175	0	116	0	291
18544 LIGHT REPAIRS	0	0	0	490	207	1443	2181	0	0	676	130	461	5588
18579 PATROL SERVICE	672	732	696	732	672	684	720	720	732	808	669	758	8595
18736 GUTTER & DOWNSPOUT CLEANING	0	0	0	0	0	0	0	0	58800	570	1370	1520	62260
18767 REPAIR & MAINTENANCE	4287	5039	3115	4365	4948	3449	4355	4755	5302	6472	8176	2520	56783
18771 BACKFLOW DEVICE TEST	96	0	0	9477	1009	0	0	0	0	0	0	81	10663
18905 KITCHEN SUPPLIES	0	374	63	275	0	175	153	0	146	20	162	157	1526
18986 FITNESS CONTRACT	161	115	125	561	115	0	0	0	266	0	125	115	1583
TOTAL COMMON AREA	8116	9609	14391	22820	16868	15244	14002	11714	78251	18701	21576	15221	246512
MANAGEMENT/ON-SITE ADMIN EXP													
18001 COMMUNITY WEBSITE	2275	150	150	2275	150	150	150	150	1230	150	299	150	7279

NEPENTHE ASSOCIATION
INCOME STATEMENT FOR 12 MONTHS ENDING
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c/o FirstService Residential
15241 Laguna Canyon Rd
Irvine CA 92618

FirstService Residential CA
15241 Laguna Canyon Road
Irvine CA 92618

	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	TOTAL
18003 COMMUNITY EVENTS/PROGRAMS	0	-855	0	0	0	0	-500	0	0	0	0	215	-1140
19109 CONTRACT MANAGEMENT	7800	7800	7800	7800	7800	7800	7800	7800	7800	7800	7800	7800	93600
19101 CPA SERVICES	0	0	0	0	0	0	0	0	0	0	2170	0	2170
19104 FEDERAL TAX EXPENSE	0	41760	0	-175800	0	41760	0	-41760	0	0	0	110314	-23726
19105 FRANCHISE TAX BOARD	0	10850	0	-47734	0	10850	0	-10850	0	0	0	300	-36584
19106 TAXES & LICENSES	0	0	-362	0	0	0	0	0	0	0	-1260	0	-1622
19108 GENERAL COUNSEL SERVICE	2646	1886	3642	6298	1850	0	1185	2050	2281	0	1751	62	23651
19111 MANAGEMENT REIMBURSABLE	3610	3610	3645	3610	3610	4510	3610	740	6953	3500	3500	3500	44393
19112 POSTAGE, ON-SITE	138	0	0	0	222	0	0	0	0	0	222	0	581
19117 DUES & PUBLICATIONS	0	0	0	0	0	0	0	0	135	0	490	0	625
19119 BANK FEES	35	35	35	35	35	35	35	35	47	47	11	35	420
19124 ON-SITE STAFF	22193	14516	14264	14382	24502	14348	14182	14380	21813	14483	14514	15200	198776
17209 PAYROLL PROCESSING FEES	520	520	520	520	520	520	520	520	520	520	520	0	5720
19126 DELINQUENCY MONITORING	-1389	-935	-650	-546	-2285	-3519	-869	-1562	-2714	-1408	-1817	-710	-18404
19132 OPERATING CONTINGENCY	2847	0	0	0	1578	0	10531	0	0	0	1522	1603	18081
19143 LEGAL-COLLECTIONS	0	0	0	0	0	0	0	0	0	0	0	-511	-511
19172 ACCOUNTING REIMBURSABLES	364	368	326	363	446	363	329	0	1236	1280	583	613	6270
19174 AMS COLLECTION EXPENSE	180	-48	944	1564	345	1455	119	2193	2504	-632	-290	-641	7692
19178 PROPERTY TAX	0	0	495	0	-142	0	0	0	2713	0	0	0	3066
19247 PAYROLL TAXES & BENEFITS	11586	7647	7566	7604	11470	8180	8071	8129	12214	8786	8690	8738	108681
19295 ON-SITE OFFICE SUPPLIES	114	191	92	0	765	111	0	104	390	0	534	82	2383
19382 COPIER LEASE	1008	89	521	593	61	1079	700	492	1147	1169	-938	331	6254
TOTAL MANAGEMENT/ON-SITE ADM	53928	87584	38989	-179038	50926	87642	45863	-17580	58269	35694	38299	147080	447656
INSURANCE													
19107 INSURANCE	41221	16221	16221	12798	19645	237403	59883	59883	59883	59883	59883	59883	702807
DC1930 FLOOD INSURANCE	29105	29105	29105	29105	29105	29105	29105	12856	30129	30371	7100	-64	284127
TOTAL INSURANCE	70326	45326	45326	41903	48750	266508	88988	72738	90012	90254	66983	59819	986933
TOTAL OPERATING EXPENSES	194397	206691	159196	-57092	179696	433179	212746	129638	293415	207626	223063	304837	2487392
NET INCOME/(LOSS)	-11149	45022	33883	18025	-114691	-54753	-55015	245644	135408	19017	-61486	-63833	136072

Architecture Committee.pdf



NEPENTHE

Nepenthe Committee / Volunteer Application with Conflict of Interest Policy Acknowledgement

Contact Information:

Date:

Name:

Address:

Committee applying for:

Phone Number:

E-Mail Address:

Contributions:

How would you like to contribute to this committee?

Committees

If there is no room on the committee of your choice, would you be willing to serve on another committee?
If so, which one?

Architectural ☐

Outreach ☐

Nominating ☐

Insurance, Legal & Safety ☐

Election ☐

Finance ☐

Grounds ☐

☐

Volunteer Only:

☐ I would like to be contacted to help with one-time events or short-term projects as needed.

Other ways I would like to volunteer are:

☐ **AD** By providing your initials in this box, you agree that you have read, understand and will abide by the following:

Acknowledgement of Conflict of Interest Policy: The applicant hereby acknowledges that he or she has read the Nepenthe Conflict of Interest Policy, has had an opportunity to ask any questions the he or she may have about the policy, and understands and agrees to comply with the policy.

Please return completed form with Acknowledgement of Conflict of Interest Policy to 1131 Commons Drive, Sacramento Ca 95825.



Nepenthe Committee / Volunteer Application with Conflict of Interest Policy Acknowledgement

Contact Information:

Date:

Name:

Address:

Committee applying for:

Phone Number:

E-Mail Address:

Contributions:

How would you like to contribute to this committee?

Committees

If there is no room on the committee of your choice, would you be willing to serve on another committee?
If so, which one?

Architectural ☒

Outreach ☐

Election ☐

Social ☐

Finance ☐

Insurance, Legal & Safety ☐

Grounds ☐

Nominating ☐

Volunteer Only:

☐ I would like to be contacted to help with one-time events or short-term projects as needed.

Other ways I would like to volunteer are:

☐ **PS** By providing your initials in this box, you agree that you have read, understand and will abide by the following:

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**Nepenthe Committee / Volunteer Application
with Conflict of Interest Policy Acknowledgement**



NEPENTHE

Contact Information:

Date:

Name:

Address:

Committee applying for:

Phone Number:

E-Mail Address:

Contributions:

How would you like to contribute to this committee?

As a regular member. I am stepping down from serving as chairperson and from the record-keeping and administrative functions I have performed for at least the last 14 years.

Committees

If there is no room on the committee of your choice, would you be willing to serve on another committee?
If so, which one?

Architectural ☒

Outreach

☐

Election ☐

Social

☐

Finance ☐

Insurance, Legal & Safety

☐

Grounds ☐

Nominating

☐

Volunteer Only:

☐ I would like to be contacted to help with one-time events or short-term projects as needed.

Other ways I would like to volunteer are:

ATW By providing your initials in this box, you agree that you have read, understand and will abide by the following:

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Election Committee.pdf



NEPENTHE

**Nepenthe Committee / Volunteer Application
with Conflict of Interest Policy Acknowledgement**

Contact Information:

Date: MAY 2, 2015
Name: JOLEEN HECHT
Address: 405 DUNBARTON CIRCLE, SACO
Committee applying for: ELECTION
Phone Number: 916-747-5261
E-Mail Address: joleenhecht@yahoo.com

Contributions:

How would you like to contribute to this committee?

SERVE AS AN INSPECTOR OF ELECTION

Committees

If there is no room on the committee of your choice, would you be willing to serve on another committee?
If so, which one?

Architectural ☐
Nominating ☐
Election ☐
Grounds ☐

Outreach ☐
Insurance, Legal & Safety ☐
Finance ☐
☐

Volunteer Only:

☐ I would like to be contacted to help with one-time events or short-term projects as needed.

Other ways I would like to volunteer are:

jeh By providing your initials in this box, you agree that you have read, understand and will abide by the following:

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NEPENTHE

**Nepenthe Committee / Volunteer Application
with Conflict of Interest Policy Acknowledgement**

Contact Information:

Date: 5/9/2025
Name: Joanne Massoni
Address: 407 Dunbarton Circle
Committee applying for: Election Committee
Phone Number: 916-202-8261
E-Mail Address: californiagirl22001@yahoo.com

Contributions:

How would you like to contribute to this committee?

I would ensure that all ballots are counted accurately.

Committees

If there is no room on the committee of your choice, would you be willing to serve on another committee?
If so, which one?

Architectural ☐

Nominating ☐

Election ☐

Grounds ☐

Outreach ☐

Insurance, Legal & Safety ☐

Finance ☐

☐

Volunteer Only:

☐ I would like to be contacted to help with one-time events or short-term projects as needed.

Other ways I would like to volunteer are:

gm By providing your initials in this box, you agree that you have read, understand and will abide by the following:

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NEPENTHE

**Nepenthe Committee / Volunteer Application
with Conflict of Interest Policy Acknowledgement**

Contact Information:

Date: 5-2-2025
Name: Yvonne DelBeaggio
Address: 1103 Dunbarton Circle
Committee applying for: Election
Phone Number: 916 - 798-2707
E-Mail Address: yvonedelbeaggio@gmail.com

Contributions:

How would you like to contribute to this committee?

Organize the Election - Proofread the ballot, train the ballot counters, tally the results.

Committees

If there is no room on the committee of your choice, would you be willing to serve on another committee?
If so, which one?

Architectural ☐

Outreach ☐

Nominating ☐

Insurance, Legal & Safety ☐

Election ☐

Finance ☐

Grounds ☐

☐

Volunteer Only:

☒ I would like to be contacted to help with one-time events or short-term projects as needed.

Other ways I would like to volunteer are:

ydb By providing your initials in this box, you agree that you have read, understand and will abide by the following:

Acknowledgement of Conflict of Interest Policy: The applicant hereby acknowledges that he or she has read the Nepenthe Conflict of Interest Policy, has had an opportunity to ask any questions the he or she may have about the policy, and understands and agrees to comply with the policy.

Please return completed form with Acknowledgement of Conflict of Interest Policy to 1131 Commons Drive, Sacramento Ca 95825.

Finance Committee.pdf

**Nepenthe Committee / Volunteer Application
with Conflict of Interest Policy Acknowledgement**



NEPENTHE

Contact Information:

Date:

Name:

Address:

Committee applying for:

Phone Number:

E-Mail Address:

Contributions:

How would you like to contribute to this committee?

Current Finance Committee member. Term expires May 2025. Have contributed to developing current budget and variance reporting processes for 2024 and YTD 2025.

Committees

If there is no room on the committee of your choice, would you be willing to serve on another committee?
If so, which one?

Architectural ☐

Nominating ☐

Election ☐

Grounds ☐

Outreach ☐

Insurance, Legal & Safety ☐

Finance ☐

☐

Volunteer Only:

☐ I would like to be contacted to help with one-time events or short-term projects as needed.

Other ways I would like to volunteer are:

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NEPENTHE

**Nepenthe Committee / Volunteer Application
with Conflict of Interest Policy Acknowledgement**

Contact Information:

Date: 5/12/25
Name: CAROL DUKE
Address: 205 DUNBARTON
Committee applying for: FINANCE
Phone Number: 916.247.8965
E-Mail Address: btg.95825@gmail.com

Contributions:

How would you like to contribute to this committee?

ACCOUNTING & FINANCE KNOWLEDGE

Committees

If there is no room on the committee of your choice, would you be willing to serve on another committee?
If so, which one?

Architectural ☐

Nominating ☐

Election ☐

Grounds ☐

Outreach ☐

Insurance, Legal & Safety ☐

Finance ☒

☐

Volunteer Only:

☐ I would like to be contacted to help with one-time events or short-term projects as needed.

Other ways I would like to volunteer are:

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Nepenthe Committee / Volunteer Application with Conflict of Interest Policy Acknowledgement

Contact Information:

Date:

Name:

Address:

Committee applying for:

Phone Number:

E-Mail Address:

Contributions:

How would you like to contribute to this committee?

Ability to provide accurate financial information to the Board so they can make financial decisions that are in the best interest of the community. In addition provide howmowners financial informtion on the fiscal health of the HOA.

Committees

If there is no room on the committee of your choice, would you be willing to serve on another committee?
If so, which one?

Architectural ☐
Nominating ☐
Election ☐
Grounds ☐

Outreach ☒
Insurance, Legal & Safety ☐
Finance ☐
☐

Volunteer Only:

☒ I would like to be contacted to help with one-time events or short-term projects as needed.

Other ways I would like to volunteer are:

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Grounds Committee.pdf



**Nepenthe Committee / Volunteer Application
with Conflict of Interest Policy Acknowledgement**

Contact Information:

Date: 4/29/2025
Name: DON ELLWANGER
Address: 1221 VANDERBILT WAY
Committee applying for: GROUNDS
Phone Number: 916 798-6545
E-Mail Address: ELLWANGDC@GMAIL.COM

Contributions:

How would you like to contribute to this committee?

CONTINUE TO WORK IMPROVE OUR BEAUTIFUL AREA
& LOWER OUR ANNUAL COSTS,

Committees

If there is no room on the committee of your choice, would you be willing to serve on another committee?
If so, which one?

Architectural ☐

Nominating ☐

Election ☐

Grounds ☒

Outreach ☐

Insurance, Legal & Safety ☐

Finance ☐

Volunteer Only:

☐ I would like to be contacted to help with one-time events or short-term projects as needed.

Other ways I would like to volunteer are:

DEE By providing your initials in this box, you agree that you have read, understand and will abide by the following:

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**Nepenthe Committee / Volunteer Application
with Conflict of Interest Policy Acknowledgement**

Contact Information:

Date:

Name:

Address:

Committee applying for:

Phone Number:

E-Mail Address:

Contributions:

How would you like to contribute to this committee?

Committees

If there is no room on the committee of your choice, would you be willing to serve on another committee?
If so, which one?

- Architectural ☐
- Nominating ☐
- Election ☐
- Grounds ☐

- Outreach ☐
- Insurance, Legal & Safety ☐
- Finance ☐

Volunteer Only:

☐ I would like to be contacted to help with one-time events or short-term projects as needed.

Other ways I would like to volunteer are:

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**Nepenthe Committee / Volunteer Application
with Conflict of Interest Policy Acknowledgement**

Contact Information:

Date: May 20, 2025
Name: RICHARD (Rick) LAWRENCE
Address: 212 Duane St
Committee applying for: Grounds
Phone Number: 916.489.6021
E-Mail Address: RLAW811@AOL.COM

Contributions:

How would you like to contribute to this committee?

I previously served on this committee, and support the efforts for area preservation and beautification of our community. The potential threat(s) from AB 1782, will require creative approaches to accommodate.

Committees

If there is no room on the committee of your choice, would you be willing to serve on another committee?
If so, which one?

Architectural ☐

Outreach ☐

Nominating ☐

Insurance, Legal & Safety ☐

Election ☐

Finance ☐

Grounds ☐

☐

Volunteer Only:

☐ I would like to be contacted to help with one-time events or short-term projects as needed.

Other ways I would like to volunteer are:

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**Nepenthe Committee / Volunteer Application
with Conflict of Interest Policy Acknowledgement**

Contact Information:

Date: 05-09-2025

Name: THERESA McCRACKIN

Address: 1300 COMMONS DR.

Committee applying for: GROUNDS

Phone Number: 916-803-7105

E-Mail Address: tmccrackin7@gmail.com

Contributions:

How would you like to contribute to this committee?

Attend meetings, make recommendations, encourage respectful communication with all parties.

Committees

If there is no room on the committee of your choice, would you be willing to serve on another committee?
If so, which one?

Architectural ☐
Nominating ☐
Election ☐
Grounds ☐

Outreach ☒
Insurance, Legal & Safety ☐
Finance ☐
☐

Volunteer Only:

☐ I would like to be contacted to help with one-time events or short-term projects as needed.

Other ways I would like to volunteer are:

tm By providing your initials in this box, you agree that you have read, understand and will abide by the following:

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**Nepenthe Committee / Volunteer Application
with Conflict of Interest Policy Acknowledgement**

Contact Information:

Date: 5/6/2025
Name: JANE BROWN
Address: 814 ELMHURST CIRCLE
Committee applying for: GROUNDS
Phone Number: 916-267-5263
E-Mail Address: JBROWN916@COMCAST.NET

Contributions:

How would you like to contribute to this committee?

I AM CURRENTLY ON THE GROUNDS COMMITTEE AND WOULD LIKE TO REMAIN. WE HAVE BEGUN MAKING SOME SIGNIFICANT CHANGES. ~~THE~~ THERE IS MORE TO ACCOMPLISH AND I'D LIKE TO BE A PART OF.

Committees

If there is no room on the committee of your choice, would you be willing to serve on another committee?
If so, which one?

Architectural ☐
Nominating ☐
Election ☐
Grounds ☒

Outreach ☐
Insurance, Legal & Safety ☐
Finance ☐
☐

Volunteer Only:

☐ I would like to be contacted to help with one-time events or short-term projects as needed.

Other ways I would like to volunteer are:

JLB By providing your initials in this box, you agree that you have read, understand and will abide by the following:

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NEPENTHE

Nepenthe Committee / Volunteer Application with Conflict of Interest Policy Acknowledgement

Contact Information:

Date:

Name:

Address:

Committee applying for:

Phone Number:

E-Mail Address:

Contributions:

How would you like to contribute to this committee?

Committees

If there is no room on the committee of your choice, would you be willing to serve on another committee?
If so, which one?

Architectural ☐
Nominating ☐
Election ☐
Grounds ☐

Outreach ☐
Insurance, Legal & Safety ☐
Finance ☐
☐

Volunteer Only:

☒ I would like to be contacted to help with one-time events or short-term projects as needed.

Other ways I would like to volunteer are:

☐ PAC ☐ By providing your initials in this box, you agree that you have read, understand and will abide by the following:

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ILS Committee.pdf



**Nepenthe Committee / Volunteer Application
with Conflict of Interest Policy Acknowledgement**

Contact Information:

Date:
Name:
Address:
Committee applying for:
Phone Number:
E-Mail Address:

Contributions:

How would you like to contribute to this committee?

Committees

If there is no room on the committee of your choice, would you be willing to serve on another committee?
If so, which one?

Architectural ☐
Nominating ☐
Election ☐
Grounds ☐

Outreach ☐
Insurance, Legal & Safety ☐
Finance ☐
☐

Volunteer Only:

☐ I would like to be contacted to help with one-time events or short-term projects as needed.

Other ways I would like to volunteer are:

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Nepenthe Committee / Volunteer Application with Conflict of Interest Policy Acknowledgement

Contact Information:

Date:

Name:

Address:

Committee applying for:

Phone Number:

E-Mail Address:

Contributions:

How would you like to contribute to this committee?

By using my insurance knowledge. Also by using my knowledge of the issues the committee has to investigate and provide resolutions for in the past.

Committees

If there is no room on the committee of your choice, would you be willing to serve on another committee?
If so, which one?

Architectural ☐

Outreach ☐

Election ☐

Social ☐

Finance ☐

Insurance, Legal & Safety ☒

Grounds ☐

Nominating ☐

Volunteer Only:

☐ I would like to be contacted to help with one-time events or short-term projects as needed.

Other ways I would like to volunteer are:

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Nominating Committee.pdf



NEPENTHE

**Nepenthe Committee / Volunteer Application
with Conflict of Interest Policy Acknowledgement**

Contact Information:

Date: MAY 13, 2025
Name: Dale Shaw
Address: 608 ELMHURST AVE
Committee applying for: Nominating
Phone Number: 916 205-3940
E-Mail Address: shawdy123@att.net

Contributions:

How would you like to contribute to this committee?

coordinate timing of items needed to run election process

Committees

If there is no room on the committee of your choice, would you be willing to serve on another committee?
If so, which one?

Architectural ☐
Nominating ☒
Election ☐
Grounds ☐

Outreach ☐
Insurance, Legal & Safety ☐
Finance ☐

Volunteer Only:

☐ I would like to be contacted to help with one-time events or short-term projects as needed.

Other ways I would like to volunteer are:

NS By providing your initials in this box, you agree that you have read, understand and will abide by the following:

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**Nepenthe Committee / Volunteer Application
with Conflict of Interest Policy Acknowledgement**

Contact Information:

Date: 5/14/25
Name: KATHRYN SCHMID
Address: 2279 SWARTHMORE DRIVE
Committee applying for: NOMINATING
Phone Number: 415 533 0983
E-Mail Address: MS KATHRYNS @ GMAIL. COM

Contributions:

How would you like to contribute to this committee?

ENCOURAGE candidates; send out packets; etc

Committees

If there is no room on the committee of your choice, would you be willing to serve on another committee?
If so, which one?

Architectural ☐

Nominating ☐

Election ☐

Grounds ☐

Outreach ☒

Insurance, Legal & Safety ☐

Finance ☐

☐

Volunteer Only:

☒ I would like to be contacted to help with one-time events or short-term projects as needed.

Other ways I would like to volunteer are:

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Outreach Committee.pdf



**Nepenthe Committee / Volunteer Application
with Conflict of Interest Policy Acknowledgement**

Contact Information:

Date: 5/9/25

Name: JOAN BARRETT

Address: 1100 DUNBARTON CIR.

Committee applying for: OUTREACH

Phone Number: 916-206-7032

E-Mail Address: joanbarrett@yahoo.com

Contributions:

How would you like to contribute to this committee?

participation

Committees

If there is no room on the committee of your choice, would you be willing to serve on another committee?
If so, which one?

Architectural ☐
Nominating ☐
Election ☐
Grounds ☐

Outreach ☐
Insurance, Legal & Safety ☐
Finance ☐
☐

Volunteer Only:

☐ I would like to be contacted to help with one-time events or short-term projects as needed.

Other ways I would like to volunteer are:

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Nepenthe Committee / Volunteer Application with Conflict of Interest Policy Acknowledgement

Contact Information:

Date: 5/21/24
Name: JAN BEALE
Address: 708 ELMHURST CIRCLE
Committee applying for: OUTREACH
Phone Number: (916) 993-9538
E-Mail Address: janbeale7@icloud.com

Contributions:

How would you like to contribute to this committee?

HELP PLAN AND EXECUTE SOCIAL ACTIVITIES

Committees

If there is no room on the committee of your choice, would you be willing to serve on another committee?
If so, which one?

Architectural ☐

Outreach ☐

Election ☐

Insurance, Legal & Safety ☐

Finance ☐

Nominating ☐

Grounds ☐

Volunteer Only:

☒ I would like to be contacted to help with one-time events or short-term projects as needed.

Other ways I would like to volunteer are:

SET UP AND COORDINATE SATURDAY COFFEES

☒ By providing your initials in this box, you agree that you have read, understand and will abide by the following:

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NEPENTHE

**Nepenthe Committee / Volunteer Application
with Conflict of Interest Policy Acknowledgement**

Contact Information:

Date: 5/14/25
Name: Ann Bennett
Address: 711 Elmhurst Cir
Committee applying for: Outreach
Phone Number: 304-481-4714
E-Mail Address: annibenn@gmail.com

Contributions:

How would you like to contribute to this committee?

in any capacity

Committees

If there is no room on the committee of your choice, would you be willing to serve on another committee?
If so, which one?

Architectural



Nominating



Election



Grounds



Outreach



Insurance, Legal & Safety



Finance



Volunteer Only:

☐ I would like to be contacted to help with one-time events or short-term projects as needed.

Other ways I would like to volunteer are:

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**Nepenthe Committee / Volunteer Application
with Conflict of Interest Policy Acknowledgement**

Contact Information:

Date: 5/14/25
Name: MARLY J. BEST
Address: 1015 Vanderbilt Way
Committee applying for: Outreach
Phone Number: 916-531-2378
E-Mail Address: marly2378@gmail.com

Contributions:

How would you like to contribute to this committee?

Whatever is needed

Committees

If there is no room on the committee of your choice, would you be willing to serve on another committee?
If so, which one?

Architectural ☐

Nominating ☐

Election ☐

Grounds ☐

Outreach ☒

Insurance, Legal & Safety ☐

Finance ☐

☐

Volunteer Only:

☒ I would like to be contacted to help with one-time events or short-term projects as needed.

Other ways I would like to volunteer are:

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**Nepenthe Committee / Volunteer Application
with Conflict of Interest Policy Acknowledgement**

Contact Information:

Date: 5/14/2025
Name: Patricia T. Furukawa
Address: 1251 Vanderbilt Way
Committee applying for: Outreach
Phone Number: 916 806 4761
E-Mail Address: pillifurukawa@yahoo.com

Contributions:

How would you like to contribute to this committee?

assist in setting up activities that foster positive interaction in our community

Committees

If there is no room on the committee of your choice, would you be willing to serve on another committee?
If so, which one?

Architectural ☐

Nominating ☐

Election ☐

Grounds ☐

Outreach ☐

Insurance, Legal & Safety ☐

Finance ☐

☐

Volunteer Only:

☐ I would like to be contacted to help with one-time events or short-term projects as needed.

Other ways I would like to volunteer are:

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**Nepenthe Committee / Volunteer Application
with Conflict of Interest Policy Acknowledgement**

Contact Information:

Date: 14 MAY 2025
Name: Geraldine Gelfand
Address: 406 E. Hurst
Committee applying for: OUTREACH
Phone Number: 858 344 7048
E-Mail Address: ggelfand08@gmail.com

Contributions:

How would you like to contribute to this committee?

Committees

If there is no room on the committee of your choice, would you be willing to serve on another committee?
If so, which one?

Architectural ☐

Nominating ☐

Election ☐

Grounds ☐

Outreach ☐

Insurance, Legal & Safety ☐

Finance ☐

☐

Volunteer Only:

☐ I would like to be contacted to help with one-time events or short-term projects as needed.

Other ways I would like to volunteer are:

gg By providing your initials in this box, you agree that you have read, understand and will abide by the following:

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**Nepenthe Committee / Volunteer Application
with Conflict of Interest Policy Acknowledgement**

Contact Information:

Date: 05-09-2025
Name: THERESA McCRACKIN
Address: 1300 COMMONS DR.
Committee applying for: OUTREACH
Phone Number: 916-803-7105
E-Mail Address: tmccrackin7@gmail.com

Contributions:

How would you like to contribute to this committee?

Participate in meetings and work in any way
I can to lead to fun and engaging events.

Committees

If there is no room on the committee of your choice, would you be willing to serve on another committee?
If so, which one?

Architectural ☐

Nominating ☐

Election ☐

Grounds ☒

Outreach ☐

Insurance, Legal & Safety ☐

Finance ☐

☐

Volunteer Only:

☐ I would like to be contacted to help with one-time events or short-term projects as needed.

Other ways I would like to volunteer are:

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**Nepenthe Committee / Volunteer Application
with Conflict of Interest Policy Acknowledgement**

Contact Information:

Date:

Name:

Address:

Committee applying for:

Phone Number:

E-Mail Address:

Contributions:

How would you like to contribute to this committee?

Committees

If there is no room on the committee of your choice, would you be willing to serve on another committee?
If so, which one?

- Architectural ☐
- Nominating ☐
- Election ☐
- Grounds ☐

- Outreach ☐
- Insurance, Legal & Safety ☐
- Finance ☐

Volunteer Only:

☐ I would like to be contacted to help with one-time events or short-term projects as needed.

Other ways I would like to volunteer are:

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**Nepenthe Committee / Volunteer Application
with Conflict of Interest Policy Acknowledgement**

Contact Information:

Date: 5/14/25
Name: KATHRYN SCHMID
Address: 2279 SWARTHMORE DRIVE
Committee applying for: OUTREACH
Phone Number: 415 533 0983
E-Mail Address: MSKATHRYNS@GMAIL.COM

Contributions:

How would you like to contribute to this committee?

AS NEEDED

Committees

If there is no room on the committee of your choice, would you be willing to serve on another committee?
If so, which one?

Architectural ☐
Nominating ☒
Election ☐
Grounds ☐

Outreach ☐
Insurance, Legal & Safety ☐
Finance ☐
☐

Volunteer Only:

☒ I would like to be contacted to help with one-time events or short-term projects as needed.

Other ways I would like to volunteer are:

KAS By providing your initials in this box, you agree that you have read, understand and will abide by the following:

Acknowledgement of Conflict of Interest Policy: The applicant hereby acknowledges that he or she has read the Nepenthe Conflict of Interest Policy, has had an opportunity to ask any questions the he or she may have about the policy, and understands and agrees to comply with the policy.

Please return completed form with Acknowledgement of Conflict of Interest Policy to 1131 Commons Drive, Sacramento Ca 95825.



**Nepenthe Committee / Volunteer Application
with Conflict of Interest Policy Acknowledgement**

Contact Information:

Date: Dele Sh May 13, 2025
Name: Dale Shaw
Address: 608 Elmhurst Circle
Committee applying for: OUTREACH
Phone Number: 916 205 3940
E-Mail Address: shawd123@att.net

Contributions:

How would you like to contribute to this committee?

be another body to help in some of the committee's wonderful projects

Committees

If there is no room on the committee of your choice, would you be willing to serve on another committee?
If so, which one?

Architectural ☐
Nominating ☐
Election ☐
Grounds ☐

Outreach ☒
Insurance, Legal & Safety ☐
Finance ☐
☐

Volunteer Only:

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Other ways I would like to volunteer are:

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Nepenthe Committee / Volunteer Application
with Conflict of Interest Policy Acknowledgement

Contact Information:

Date:

Name:

Address:

Committee applying for:

Phone Number:

E-Mail Address:

Contributions:

How would you like to contribute to this committee?

I look forward to helping the committee with the planning and organizing of various outreach events, and working the events when they take place. I greatly enjoy and appreciate the members of this committee, especially their talents, skills, and dedication to Nepenthe. I've so very greatly enjoyed my first year with them.

Committees

If there is no room on the committee of your choice, would you be willing to serve on another committee?
If so, which one?

Architectural ☐

Outreach ☐

Election ☐

Social ☐

Finance ☐

Insurance, Legal & Safety ☐

Grounds ☐

Nominating ☐

Volunteer Only:

☐ I would like to be contacted to help with one-time events or short-term projects as needed.

Other ways I would like to volunteer are:

This year, I enjoyed volunteering at the Candidates Forum, and would enjoy working such events in the future.

☐ LS By providing your initials in this box, you agree that you have read, understand and will abide by the following:

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**Nepenthe Committee / Volunteer Application
with Conflict of Interest Policy Acknowledgement**

Contact Information:

Date:

Name:

Address:

Committee applying for:

Phone Number:

E-Mail Address:

Contributions:

How would you like to contribute to this committee?

Committees

If there is no room on the committee of your choice, would you be willing to serve on another committee?
If so, which one?

Architectural ☐
Nominating ☐
Election ☐
Grounds ☐

Outreach ☐
Insurance, Legal & Safety ☐
Finance ☐
☐

Volunteer Only:

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Other ways I would like to volunteer are:

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202 Dunbarton appeal letter.docx

This message is to appeal the decision of the Architectural Committee regarding the gazebo in the backyard at 202 Dunbarton Circle. The Committee's declination was based on the following section:

Patio Structure applied for. A gazebo was constructed in the backyard of this residence without being applied for. Such structures are covered by the Architectural Guidelines "Section 23: Patio Structures or Improvements: Free-Standing Structure" (p. 22). If we classify this as a shade structure, then it is not allowed by the following provision: "Tents, tent-like structures and garden canopies supported by a three-dimensional framework are not permitted." If we consider it an outbuilding, then the rules limit its height to no higher than the backyard fence. Thus, the gazebo cannot be approved under these rules.

The gazebo is not a shade structure. It also is not a tent, tent-like, or a canopy. It is not supported by a three dimensional framework. The gazebo was not constructed in my backyard. It was constructed at the Amish facility in Manheim, PA. The pieces of the pre-constructed gazebo were attached together in the backyard but it was not built there. The gazebo is for aesthetics only, and its only function is to beautify the yard. It is not attached to anything, including the ground. In my opinion the gazebo does not fit in the wording of Section 23 and that is my reason for appealing the decision. I hope the decision isn't based on this item being built by the Amish people.

Thank you for the opportunity to appeal the decision and for your consideration in this matter.

Regards,

Karen Robinson

202 Dunbarton Circle

202 Dunb gazebo IMG_0336.JPG



202 Dunb gazebo IMG_0337.JPG



2025-05 Supplement to 202 Dunbarton appeal 2025-05.docx

Historical background of Nepenthe decisions regarding backyard structures and tents and Architectural Rules

Compiled by Alan Watters, ARC chair

May 14, 2025

The ARC's rules do not specifically address a gazebo. Thus, it may be necessary to consider the intent underlying the rules in banning backyard shade structures other than those types that have been approved, such as awnings, shade sails, canopies. So I have prepared three excerpts from ARC Minutes documenting how the current rules were arrived at.

A. From May, 2017 ARC Minutes, denial of an ornamental tent.

B.3. Homeowner Requests Not Approved:

1. **710 Elmhurst Circle** – Sharla Freeman – Installation of partially permanent canopy tent 11' x 15' x 8', draped in tan canvas. The structure would be attached to the concrete patio; the canvas covering would be removed in winter. The upper part and pyramidal crown would rise above the fence 3 feet or more. The ARC voted unanimously to deny, believing the structure's crown and height not a good match with the simplicity of Nepenthe's design. The tent would be visible from University Avenue. The ARC did not measure the site to see if it could accommodate this tent and still have sufficient room (18") for maintenance of siding and fence. **Application denied.**

This tent had an ornamental top. The ARC and Board denied it.

B. From Dec., 2020 ARC Minutes, a discussion evaluating the already-existing peaked canopy at in the backyard of 1015 Vanderbilt Way. The ARC approved the application but the Board denied it and ordered the structure removed. It still remains in place. (see following pages)

Appendix A: Discussion of issues related to evaluating garden shade structure at 1015 Vanderbilt Way

The A.R.C. determined that although this tent-like backyard shade structure is certainly a structure within backyard (or “patio”) area, the Shed or Outbuilding definition does not apply because these structures are both limited in height because they are for storage alone and are not intended to be sufficiently tall to shelter people.

Historical background:

The “Patio Structures Criteria” section of the Architectural Guidelines adopted by the Board on April 18, 2005 contains the following passage (its second paragraph) banning non-Architectural-application-approved structures from being visible over backyard fences. However, this paragraph was *deleted* when the document was revised in the 2010s by unknown hands.

“Fence Line – Nothing above or outside

No structures or appurtenances shall be visible above the fence line. This includes ladder, woodpiles, tarps and the floral trellis. Exceptions include independently growing trees and shrubs that grow above the fence height, and umbrellas attached to an outdoor patio set, shade sails and exterior security lighting.”

The issue of an improvement’s being visible over the fence is not addressed in the CC&R’s, either. It would seem that this garden shade tent-like structure, then, does not violate any current CC&R or Architectural rule, as there is no prohibition against tents, per se.

The A.R.C. approached this application as it would any new application for an improvement without existing criteria.

Visual Impact:

The ARC finds that in this case the peaked awning is not large nor is it especially high; the awning is positioned so that its end abuts the fence and alley, presenting only the framework. (see photo page 7) The canvas cover of the tent-like structure is of a beige color that blends well with the garage and house. The ARC finds it is not too visually intrusive. We understand that this structure is not permanently installed but can be taken down and disassembled.

It is mostly not visible along this alley. The only direct line of sight is from the driveway area of 106 Elmhurst directly across the alley. This structure has rather a narrow visual profile because it is sandwiched between 1015 Vanderbilt’s garage (on the west) and a tree (on the east).

The homeowner makes an argument that this structure is less visually intrusive than some patio umbrellas. Although the passage exempting patio umbrellas from architectural controls was deleted along with the entire paragraph, as explained above, it has continued to be Nepenthe's practice that backyard patio umbrellas are unregulated. Thus, brightly colored umbrellas, whether table-mounted or of larger size are permitted. Opinion is divided about whether brightly colored umbrellas are visually pleasing or upsetting. The A.R.C., then, agreed with the homeowner's argument that this structure is at least not so intrusive as some umbrellas that are allowed.

There was in fact an application in May, 2017, at 710 Elmhurst, that had a different outcome: the owner wanted to install a large, tall, ornate tent she had had at a previous house. The ARC did not agree that it was a good match design-wise and thought its design clashed with our simple geometric architecture, for one. Moreover, although she planned to take the canvas/fabric cover down over the winter, the metal framework would be permanently in place, and visible over the fence. It seems to me that the HOA has every right to regulate permanent structures installed in backyard that are visible over the fence. The ARC denied this application and I believe the Board concurred.

The A.R.C. has decided in favor of this application and this particular tent-like structure, given its limited visibility and visual impact. This is not to say that any or every tent or tent-like structure would necessarily be approved in the same way.

Going forward:

There is no prohibition per se in the Architectural rules against putting up a tent framework that can be seen over the fence, but one can argue (perhaps attorney Brad Epstein would agree) that it is implied in Nepenthe documents that if a structure can be seen over the fence, the HOA has jurisdiction over it. For example, there exist rules covering trellises/patio covers, garden structure/art works, sheds.

I think it makes sense for Nepenthe to regulate, i.e., require approval for every installation that is permanent and can be seen above the fence line. I would like to somehow include in the Architectural Rules, say, garden decorative features, e.g., rock walls, art installations and walls, permanent tents and canopies, as well as mention patio umbrellas. Additionally, the ARC might ask for concurrence of the applicant's immediate neighbors if the structure is visible above the fence line.

Compiled by Alan T Watters, ARC recording secretary



C. From the January, 2021 ARC Minutes, discussion of the Board's charge to the ARC to draft a Guideline rule banning shade structures like tents and canopies , following the decision in December, 2020.

...

G. New Business:

1. "Patio Structures" additional criteria to be drawn up, per Board, to guide decision on 1015 Vanderbilt's garden shade structure. Alan presented draft. Discussion was held. It was decided to eliminate tents and canopies from the approved structures. Alan will edit draft document.

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RECOMMENDATION FOR AND INFLUENCING BOARD ACTION:

1. The A.R.C. recommends that the Board *not* adopt the Signs and Flags rules as presented in the most recent draft
2. Regarding the Board's request at its January, 2020 meeting that the ARC adopt Guidelines for garden shade structures and other structures not previously addressed by a criterion or rule, the ARC has drafted a Patio Structures section that states, **"Tents, tent-like structures, and garden canopies supported by a three-dimensional framework are not permitted."**