



NEPENTHE ASSOCIATION CC&R Amendment Ballot Count

January 13, 2026 5:30 PM
Sacramento, CA

MINUTES

Directors Present

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

Directors Absent

None

Additional Attendees

FirstService Residential: General Manager, Abigail Helman, and Trevon McCrea-Simmons, Administrative Assistant

I. CALL MEETING TO ORDER & CERTIFICATION OF QUORUM

The Meeting was called to order at 5:30pm and quorum of the Board was met. A member quorum was not required for this vote.

II. INVITED GUESTS

A. BALLOT BOX VIA ZOOM

Lisa Schwartz, Inspector of Election, reported that there were 590 members eligible to vote.

III. NEW BUSINESS

A. ANNOUNCEMENT OF VOTING RESULTS

Ballots were opened and counted. A total of 330 valid ballots were received, and six ballots were invalid due to missing signatures. A total of 296 affirmative votes were required for approval.

The proposed amendment to Section 10.8 of the CC&Rs regarding the insurance deductible modification received 275 votes in favor, 55 votes opposed, and zero abstentions. The motion failed.

The Inspector of Election certified that the election was conducted fairly and impartially and that the results are accurate.

IV. ADJOURNMENT

With no further business before the Board, the meeting adjourned at 6:09pm

Cheryl Nelson

1/23/2026

APPROVED

DATE