

NEPENTHE ASSOCIATION

BOARD OF DIRECTORS MEETING

March 15, 2017, 10:30 AM

Nepenthe Clubhouse | 1131 Commons Drive | Sacramento, CA 95825

WELCOME

Thank you for attending. This is a business meeting, open to members of the Nepenthe Association and guests of the Board. The primary purpose of the meeting is to ensure that the Association is meeting its responsibility to maintain the property and to serve homeowners.

Two three-ring binders with supporting documentation for agenda items are available in the room for homeowner use. Please share them. The packets are always available in the office at least four days prior to Board meetings.

Please silence all electronic devices. These proceedings may be recorded to assist with the preparation of minutes. The Board appreciates your cooperation.

OPEN SESSION AGENDA ANNUAL NOMINATING MEETING

I. CALL TO ORDER

Present	Arrival	Board Member	Positon	Departure
		Steve Huffman	President	
		Joan Haradon	Vice President	
		Linda Cook	Secretary	
		Will Vizzard	Treasurer	
		Vacant	Member at Large	

II. ANNOUNCEMENTS

- a. **Executive Session Disclosure:** In accordance with Civil Code Section 4935(a), the Board met in Executive Session on March 2, 2017 in order to consider matters relating to member discipline.

III. COMMITTEE REPORTS

- a. **Nominating Committee: Slate of Candidates**

In accordance with the Nepenthe Bylaws, Article IV, Section 4.6(a), the Nominating Committee shall provide the Board with their written report.

IV. HOMEOWNER FORUM

In accordance with California Civil Code Section 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 and/or 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 4925(b), or a total of twenty (20) minutes will be granted for all to address the Board of Directors regarding items of interest or concern.

V. NEW BUSINESS

a. Parking Policy Update

1. Consider whether to draft a CC&R amendment for member vote or to draft new Parking Rules for Board vote.

Action required: Board discussion and possible resolution

VI. NEXT MEETING: Wednesday, April 5, 2017 at 5:30 pm in the Nepenthe clubhouse

VII. ADJOURN