

NEPENTHE ASSOCIATION

Open Session

Nepenthe Clubhouse
January 8 2025 – 6:00 PM



NEPENTHE ASSOCIATION

Open Session

January 8, 2025 6:00 PM
Nepenthe Clubhouse
1131 Commons Drive
Sacramento, CA

BOARD OF DIRECTORS MEETING - OPEN SESSION AGENDA

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

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

I. CALL TO ORDER

MEETING PLACE:

1131 Commons Drive, Sacramento, CA 95825

OR

Join Zoom Meeting

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

Meeting ID: 882 7211 1861

Passcode: 001131

OR Dial in

+1 669 900 6833

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

PRESIDENT'S MESSAGE

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

II. EXECUTIVE SESSION ACKNOWLEDGEMENT/ANNOUNCEMENT

Background

In accordance with Civil Code Section 4935(a) the Board met in Executive Session on January 7, 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 met in Executive Session on January 7th. The Board took the following actions during the January 7th meeting:

III. BOARD ROLES/LIAISONS

Background

Nina White was appointed to the Board on December 4, 2024. The Board officer positions and committee liaisons appointments are listed below.

Proposed Resolution

- President** - Courtenay Delfin (Liaison to ____ Committee)
- Vice President** - Cheryl Nelson (Liaison to ____ Committee)
- Treasurer** - Brian Coates (Liaison to ____ Committee)
- Secretary** - Peter Lewicki (Liaison to ____ Committee)
- Member at Large** - Nina White (Liaison to ____ Committee)

IV. REPORTS

A. GENERAL MANAGER'S REPORT

Nicole Marks, General Manager, has submitted the enclosed work order report for December 2024 (Open Work Orders as of 12.18.24) and will provide the Management Report verbally.

Supporting Documents

 *Advanced Roof Design - Open Work Orders as of 12.1.pdf* 6

 *Carson Grove - Open Work Orders as of 12.18.24.pd.pdf* 10

 *Critical Path Reconstruction - Open Work Orders as.pdf* 15

 *Grounds Committee - Open Work Orders as of 12.18.2.pdf* 21

B. CONSTRUCTION MANAGER'S REPORT

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

Supporting Documents

 *Nepenthe Monthly December 2024 - Google Docs.pdf* 31

 *Nepenthe 2 CO Log 12.12.24.pdf* 42

V. 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.

Supporting Documents

 *2024-12-05 ARC Minutes.docx* 48

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.

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.

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.

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 Nov18 2024.docx*](#) 52

F. NOMINATING/ELECTION COMMITTEE

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

VI. HOMEOWNER CORRESPONDENCE

A. HOMEOWNER CORRESPONDENCE - 01.08.25

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

Supporting Documents

 [*Letter to the Board - Cochrane.pdf*](#) 54

 [*Letter to the Board - White.docx*](#) 69

B. HOMEOWNER COMMENT/CORRESPONDENCE FOLLOW UP - 12.04.24

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.

VII. NEW BUSINESS

A. OPEN SESSION MINUTES - DECEMBER 4, 2024

Proposed Resolution

The Board approves the Open Session Minutes dated December 4, 2024 as presented.

Supporting Documents

 [*OpenSession_12042024_Minutes.pdf*](#) 71

B. FINANCIAL STATEMENT - NOVEMBER 2024

Proposed Resolution

The November 2024 financials have not been received as of 12.20.24. The packet is being posted early due to the holidays. When the November 2024 financials are received, the packet will be updated.

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 February 5, 2025, at 6:00 pm.

X. ADJOURN

Advanced Roof Design - Open Work Orders as of 12.1.pdf



Work Orders

Nepenthe Association

WO#: 1258678	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1056 Vanderbilt Way		Category:	Gutter
Date Created: 12/17/2024	Date Completed:	Vendor:	ADVANCED ROOF DESIGN INC
Schedule Completion Date:			
Description: Advanced Roof Design - Homeowner reports clogged gutters after the rain. Rain coming down the side of his building.			
WO#: 1258672	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1108 Dunbarton Cir		Category:	Down spout
Date Created: 12/17/2024	Date Completed:	Vendor:	ADVANCED ROOF DESIGN INC
Schedule Completion Date:			
Description: Advanced Roof Design - Homeowner noticed during the rain that their downspout is clogged with water running off of the roof.			
WO#: 1258579	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 328 Elmhurst Circle		Category:	Roof Leak
Date Created: 12/16/2024	Date Completed:	Vendor:	ADVANCED ROOF DESIGN INC
Schedule Completion Date:			
Description: Advance Roof There is a wet spot on her living room ceiling close to the front window of her unit. The area is to the left of the front door. inspect the roof for a possible leak. Thanks,			
WO#: 1258480	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 816 Elmhurst Cir		Category:	Gutter
Date Created: 12/16/2024	Date Completed:	Vendor:	ADVANCED ROOF DESIGN INC
Schedule Completion Date:			
Description: Advanced Roof Design - Homeowner reports gutters being clogged and noticing rain run off.			
WO#: 1258226	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1033 Commons Dr		Category:	Roof
Date Created: 12/13/2024	Date Completed:	Vendor:	ADVANCED ROOF DESIGN INC
Schedule Completion Date:			
Description: Advanced Roof Design - Homeowner discovered a leak above their bathroom. They would like the roof evaluated and the leak repaired.			
WO#: 1258009	Status: Open	Progress Code:	Received
Unit/Common Area: 1213 Vanderbilt Way		Category:	Roof Leak
Date Created: 12/12/2024	Date Completed:	Vendor:	ADVANCED ROOF DESIGN INC



Work Orders Nepenthe Association



Work Orders

Nepenthe Association

Schedule Completion Date:			
Description:		Advanced Roof Design - Last year a branch fell on the roof where their skylight is. They discovered a leak during the last rain.	
WO#: 1257992	Status: Open	Progress Code:	Received
Unit/Common Area: 308 Dunbarton Cir		Category:	Gutter
Date Created: 12/12/2024	Date Completed:	Vendor:	ADVANCED ROOF DESIGN INC
Schedule Completion Date:			
Description:		advance roof Please replace the gutter on the east side of the unit Thanks	
WO#: 1256768	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 2269 Swarthmore Dr		Category:	Roof
Date Created: 12/04/2024	Date Completed:	Vendor:	ADVANCED ROOF DESIGN INC
Schedule Completion Date:			
Description:		Advance Roof There is a roof and flashing damages. CPR is doing siding work and would like to get the roof and the flashing looked at asap. Thanks	
WO#: 1255675	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 2320 American River Dr		Category:	Leak Detection
Date Created: 11/27/2024	Date Completed:	Vendor:	ADVANCED ROOF DESIGN INC
Schedule Completion Date:			
Description:		Advanced Roof Design - Homeowner reported a leak in the upstairs bathroom. The leak seems to be coming down into the vent for the bathroom that blows out to the ceiling.	

Carson Grove - Open Work Orders as of 12.18.24.pd.pdf



Work Orders Nepenthe Association

WO#: 1258763	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1497 University Ave		Category:	Tree Maintenance
Date Created: 12/17/2024	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description: Carson - Homeowner has reported a tree behind her unit was pushed over. She would like the tree propped back up if it isn't broken.			
WO#: 1258747	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 4 Colby Ct		Category:	Clean-up
Date Created: 12/17/2024	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description: Carson - Homeowner reports dead limbs from the redwood tree near by have fallen near 4 Colby Ct. Could you send someone to pick them up.			
WO#: 1258065	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 812 Dunbarton Cir		Category:	Irrigation
Date Created: 12/12/2024	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description: Carson - Wet spot in alley next to his home, near the storm drain. Issue could be a malfunctioning sprinkler, please evaluate.			
WO#: 1252730	Status: Open	Progress Code:	Received
Unit/Common Area: 810 Elmhurst Cir		Category:	Tree Trimming
Date Created: 11/11/2024	Date Completed:	Vendor:	THE GROVE TOTAL TREE CARE
Schedule Completion Date:			
Description: The Grove - There is a tree outside of 810 Elmhurst that will need to be trimmed away from the siding before the siding and fencing repairs begin at their unit. The work is scheduled to begin Jan 15th. Could you send someone out to take care of this? Thank you			
WO#: 1251707	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 303 Dunbarton Cir		Category:	Landscape
Date Created: 11/06/2024	Date Completed:	Vendor:	THE GROVE TOTAL TREE CARE
Schedule Completion Date:			
Description: The Grove - "two big limbs down over front entry sidewalk. an arborist needs to take a critical view of this tree. Limbs dropping over last few years"			
WO#: 1251147	Status: Open	Progress Code:	Work to be Verified

Report Date : 12/18/2024

Page 1 of 4



Work Orders Nepenthe Association

Work Orders

Nepenthe Association

Unit/Common Area: 1423 Commons Dr		Category:	Landscape
Date Created: 11/04/2024	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description: 11.26.24 - Proposal received from Carson, pending review/approval of Grounds Committee then it will go to the Board of Directors for final approval This work order is to track the proposal request from Carson for the following: -Removing some of the larger rocks, grading the area, installing small gravel rock to create path for trashcans and moving the plants along the fence line about 12-18 inches to the left.			
WO#: 1246662	Status: Open	Progress Code:	In-Progress
Unit/Common Area: Zone 7 Landscape		Category:	Tree Maintenance
Date Created: 10/14/2024	Date Completed:	Vendor:	THE GROVE TOTAL TREE CARE
Schedule Completion Date:			
Description: Grove Total Tree Care: Zone 7 Tree Work approved by Board, not to exceed \$7,560			
WO#: 1241638	Status: Open	Progress Code:	Received
Unit/Common Area: Trees		Category:	Tree Evaluation
Date Created: 09/20/2024	Date Completed:	Vendor:	THE GROVE TOTAL TREE CARE
Schedule Completion Date:			
Description: The Grove - This work order was created from the list of trees near chimneys mentioned in the 9.19.2024 Grounds Committee Meeting to be inspected for fire hazards. Zone 1: 2320 American River Dr 2300 American River Dr Zone 2: 1312 Vanderbilt 1106 Vanderbilt Zone 3: 2328 Swarthmore 2318 Swarthmore 503 Dunbarton 511 Dunbarton 603 Dunbarton 609 Dunbarton 803 Dunbarton 809 Dunbarton 815 Dunbarton 901 Dunbarton 1109 Dunbarton 303 Dunbarton 203 Dunbarton 109 Dunbarton 1363 Commons Zone 4: 712 Dunbarton 708 Dunbarton 720 Dunbarton 1100 Dunbarton 1112 Dunbarton 204 Dunbarton Zone 5: 1410 Commons 1245 Vanderbilt 703 Elmhurst 701 Elmhurst 611 Elmhurst 505 Elmhurst 1217 Vanderbilt Zone 6: 712 Elmhurst 610 Elmhurst 810 Elmhurst 606 Elmhurst 508 Elmhurst 500 Elmhurst 502 Elmhurst 324 Elmhurst 210 Elmhurst 100 Elmhurst Zone 7: 1527 University			
WO#: 1238253	Status: Open	Progress Code:	Received
Unit/Common Area: Zone 6 Landscape		Category:	Tree Maintenance
Date Created: 09/05/2024	Date Completed:	Vendor:	THE GROVE TOTAL TREE CARE
Schedule Completion Date:			
Description: Proposal approved for Zone 6 tree work, not to exceed \$18,595			
WO#: 1238252	Status: Open	Progress Code:	Received
Unit/Common Area: Zone 5 Landscape		Category:	Tree Maintenance
Date Created: 09/05/2024	Date Completed:	Vendor:	THE GROVE TOTAL TREE CARE
Schedule Completion Date:			



Work Orders
Nepenthe Association

Description: Proposal approved for Zone 5 tree work, not to exceed \$21,320			
WO#: 1232391	Status: Open	Progress Code:	Request Sent
Unit/Common Area: Zone 4 Landscape		Category:	Tree Maintenance
Date Created: 08/12/2024	Date Completed:	Vendor:	THE GROVE TOTAL TREE CARE
Schedule Completion Date:			
Description: Proposal approved for Zone 4 tree work, not to exceed \$22,360			
WO#: 1232389	Status: Open	Progress Code:	In-Progress
Unit/Common Area: Zone 3 Landscape		Category:	Tree Maintenance
Date Created: 08/12/2024	Date Completed:	Vendor:	THE GROVE TOTAL TREE CARE
Schedule Completion Date:			
Description: Proposal approved for Zone 3 tree work, not to exceed \$21,635			

Critical Path Reconstruction - Open Work Orders as.pdf

Work Orders Nepenthe Association

WO#: 1258196	Status: Open	Progress Code:	Received
Unit/Common Area: 512 Dunbarton Cir		Category:	Gate - Back Gate
Date Created: 12/13/2024	Date Completed:	Vendor:	Critical Path Reconstruction Inc
Schedule Completion Date:			
Description: CPR - Swollen gate after the rain. Cant open or unlock. Please evaluate. Thank you			
WO#: 1258128	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1113 Dunbarton Cir		Category:	Gate - Back Gate
Date Created: 12/12/2024	Date Completed:	Vendor:	Critical Path Reconstruction Inc
Schedule Completion Date:			
Description: CPR - Gate is swollen and wont lock. Needs an adjustment.			
WO#: 1258046	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1539 UNIVERSITY Ave		Category:	Fences
Date Created: 12/12/2024	Date Completed:	Vendor:	Critical Path Reconstruction Inc
Schedule Completion Date:			
Description: CPR please inspect the fence and the gate of 1539 University, let the office know if this can wait until the phase repair. Thanks			
WO#: 1257807	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1182 Vanderbilt Way		Category:	Gate - Back Gate
Date Created: 12/11/2024	Date Completed:	Vendor:	Critical Path Reconstruction Inc
Schedule Completion Date:			
Description: CPR - The homeowner stopped by the office to report an issue with the bolts in her gate. Would like someone to come out to take a look at her gate for repairs.			
WO#: 1257631	Status: Open	Progress Code:	Request Sent
Unit/Common Area: General		Category:	Light Pole
Date Created: 12/10/2024	Date Completed:	Vendor:	Critical Path Reconstruction Inc
Schedule Completion Date:			
Description: CPR - A couple of lollipop light bases need new concrete and are crooked. 701 Dunbarton and 1131 Vanderbilt Thank you			
WO#: 1257494	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 719 Dunbarton Cir		Category:	Gate - Back Gate
Date Created: 12/10/2024	Date Completed:	Vendor:	Critical Path Reconstruction Inc
Schedule Completion Date:			



Work Orders
Nepenthe Association

Work Orders

Nepenthe Association

Description: CPR - Homeowner called about gate that is swollen shut, and he cant open it. Homeowner would like the gate to be fixed soon, due to gutter cleanings happening in his area this week. Thank you			
WO#: 1256960	Status: Open	Progress Code:	Pending Board Decision
Unit/Common Area: 1551 University Ave		Category:	Fences
Date Created: 12/05/2024	Date Completed:	Vendor:	Critical Path Reconstruction Inc
Schedule Completion Date:			
Description: CPR Please evaluate the fence and inform the office if out of phase repairs are needed or it can wait till the phase repair. thanks			
WO#: 1256948	Status: Open	Progress Code:	Pending Proposal
Unit/Common Area: 2275 Swarthmore Dr		Category:	Fences
Date Created: 12/05/2024	Date Completed:	Vendor:	Critical Path Reconstruction Inc
Schedule Completion Date:			
Description: CPR Please inspect the back fence. According to the homeowner it is falling down. Provide the proposal if it can not wait till next phase repair. Thanks			
WO#: 1256878	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 717 Dunbarton Cir		Category:	Siding
Date Created: 12/05/2024	Date Completed:	Vendor:	Critical Path Reconstruction Inc
Schedule Completion Date:			
Description: CPR There is dry rot the right of the garage door (around right corner) on bottom. Needs to be fixed and painted Thanks			
WO#: 1256623	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 322 Elmhurst Cir		Category:	Siding
Date Created: 12/04/2024	Date Completed:	Vendor:	Critical Path Reconstruction Inc
Schedule Completion Date:			
Description: CPR - Homeowner called the office after receiving an inspection from pest control. They alerted him that there was still dry rot in his siding after having siding repairs completed. Homeowner wanted someone to investigate this before his unit is scheduled to be painted.			
WO#: 1256561	Status: Open	Progress Code:	Pending Proposal
Unit/Common Area: 601 Elmhurst Cir		Category:	Gate - Back Gate
Date Created: 12/03/2024	Date Completed:	Vendor:	Critical Path Reconstruction Inc
Schedule Completion Date:			
Description: CPR - "Front gate is sticking and not closing fully." Could you guys investigate this.			
WO#: 1256207	Status: Open	Progress Code:	Pending Board Decision
Unit/Common Area: 2310 Swarthmore Dr		Category:	Gate - Back Gate

Work Orders Nepenthe Association

Date Created: 12/02/2024	Date Completed:	Vendor: Critical Path Reconstruction Inc
Schedule Completion Date:		
Description: CPR - Homeowner reporting issues with her gate. Needs to be adjusted because it wont lock. Would someone be able to investigate this.		
WO#: 1255133	Status: Open	Progress Code: Pending Proposal
Unit/Common Area: 1039 Commons Dr		Category: Access Gates
Date Created: 11/24/2024	Date Completed:	Vendor: Critical Path Reconstruction Inc
Schedule Completion Date:		
Description: The gate to our patio is not fastening properly again. Would it be possible for someone to come and adjust it. We have a dog, so we need it to fasten. Thanks		
WO#: 1254984	Status: Open	Progress Code: Pending Board Decision
Unit/Common Area: 2241 Swarthmore Dr		Category: Gate - Back Gate
Date Created: 11/22/2024	Date Completed:	Vendor: Critical Path Reconstruction Inc
Schedule Completion Date:		
Description: CPR - Homeowner reported issues with gate and needing repairs. Broken slab of wood missing from the gate. Could someone go by and investigate this. Thank you		
WO#: 1254918	Status: Open	Progress Code: Request Sent
Unit/Common Area: 700 Dunbarton Cir		Category: Door
Date Created: 11/22/2024	Date Completed:	Vendor: Critical Path Reconstruction Inc
Schedule Completion Date:		
Description: CPR Please replace the door frame for this unit and paint it. Homeowner has the door that needs to be replaced but she is waiting for the frame work to be done. Thanks		
WO#: 1254397	Status: Open	Progress Code: Pending Board Decision
Unit/Common Area: 2268 Swarthmore Dr		Category: Siding
Date Created: 11/19/2024	Date Completed:	Vendor: Critical Path Reconstruction Inc
Schedule Completion Date:		
Description: CPR Please provide us the proposal for Dry Rot around the window and the siding in the patio Thanks		
WO#: 1253744	Status: Open	Progress Code: Pending Board Decision
Unit/Common Area: 1330 Commons Dr		Category: Siding
Date Created: 11/15/2024	Date Completed:	Vendor: Critical Path Reconstruction Inc
Schedule Completion Date:		
Description: CPR please inspect the siding and the fence for dry rot and send the proposal Thanks		



Work Orders
Nepenthe Association

WO#: 1253538	Status: Open	Progress Code:	Pending Proposal
Unit/Common Area: 1334 Commons Dr		Category:	Gate - Back Gate
Date Created: 11/14/2024	Date Completed:	Vendor:	Critical Path Reconstruction Inc
Schedule Completion Date:			
Description:	CPR - Homeowner reporting issues with gate. Spoke with CPR and they recommended the gate be repaired. Would someone be able to inspect this and make the repairs if necessary.		

Grounds Committee - Open Work Orders as of 12.18.2.pdf



Work Orders

Nepenthe Association

WO#: 1253141	Status: Open	Progress Code:	Request Sent
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:	Received
Unit/Common Area: 809 Dunbarton Cir		Category:	Landscape Request
Date Created: 11/08/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description: Add a short strip of rock to protect siding and window from splashing rain and mud. See request form.			
WO#: 1250612	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 312 Elmhurst Cir		Category:	Landscape Request
Date Created: 10/31/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description: Grounds Committee - "Front Courtyard wall drains (3) are blocked by dirt too high on exterior side. Simple solution dig out and remove dirt. Replace with rock."			
WO#: 1249646	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1257 Vanderbilt Way		Category:	Landscape Request
Date Created: 10/28/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description: Grounds Committee - "The front of our condo is really bare. I'm requesting that rocks be filled in."			
WO#: 1249392	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 714 Elmhurst Cir		Category:	Landscape Request
Date Created: 10/25/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description: Grounds Committee - "The most important thing to know about this request: it ONLY applies if azaleas are to be removed that lead to 714 Elmhurst's front door (University Drive side). These are beautiful mature plants. I am asking for permission to remove them intact myself. Once removed, Carson can use them anywhere on the grounds they choose. ONLY IF they determine not to use them, I am then asking permission to transplant them to my patio. I will follow whatever timetable is set for their removal, will exercise great care while removing them, will repair or replace or pay to have any drip irrigation system damage fixed (I don't anticipate any). Destroying these would be such a loss. See attached pictures. Thank you"			
WO#: 1249160	Status: Open	Progress Code:	In-Progress

Report Date : 12/18/2024

Page 1 of 9



Work Orders Nepenthe Association

Work Orders

Nepenthe Association

Unit/Common Area: 1039 Commons Dr	Category: Landscaping
Date Created: 10/24/2024	Date Completed:
	Vendor: Nepenthe Grounds Committee
Schedule Completion Date:	
Description: I wondered why the IVY appears to have died back on the corner of Colby Ct. and Commons Drive. Are there plans to replace this landscape area? Thanks	
WO#: 1249091	Status: Open
Unit/Common Area: 1318 Vanderbilt Way	Progress Code: Received
Date Created: 10/24/2024	Category: Landscape
Date Completed:	Vendor: Nepenthe Grounds Committee
Schedule Completion Date:	
Description: The area in photos between alley and front door 1318 Vanderbilt has been an eyesore for 15 years. Bare ground, debris/litter. If it is to remain a barren wasteland at least make it a clean barren wasteland. It is cleaned by residents periodically but mostly ignored.	
WO#: 1248845	Status: Open
Unit/Common Area: 2260 Swarthmore Dr	Progress Code: Request Sent
Date Created: 10/23/2024	Category: Landscape Request
Date Completed:	Vendor: Nepenthe Grounds Committee
Schedule Completion Date:	
Description: Grounds Committee - "Please evaluate for removal of the two Deodar Cedar trees in front of our property. They are less than 20ft from the building, heavily pruned with the largest branches over the roof, roots impact the sidewalk. I'm concerned about my liability if any large branches or a tree hits our property."	
WO#: 1248658	Status: Open
Unit/Common Area: 1403 Commons Dr	Progress Code: Request Sent
Date Created: 10/22/2024	Category: Landscape
Date Completed:	Vendor: Nepenthe Grounds Committee
Schedule Completion Date:	
Description: Grounds Committee: "The empty spot (see attached pictures) used to have a nice size bush next to it which gave us privacy in our courtyard from traffic turning left onto Commons Drive from Vanderbilt. After the workers completed the planting along the side of the rebuilt fence, they did not replace the bush. The empty spot is still being watered and is often too wet to walk on after the watering occurs. We talked to a landscape worker who stopped by to fix a water leak, however he did not know how to respond." Can you please evaluate?	
WO#: 1248489	Status: Open
Unit/Common Area: 710 Elmhurst Cir	Progress Code: Request Sent
Date Created: 10/22/2024	Category: Landscape Request
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#: 1247440	Status: Open
	Progress Code: Request Sent

Work Orders

Nepenthe Association

Unit/Common Area: 1411 Commons Dr		Category:	Gutter
Date Created: 10/16/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description:	Grounds Committee - "Each of these issues have resulted with the "landscape remediation" AFTER the siding project. - West side on Commons side at right of front door: Siding was removed and replaced due to water ponding at ground level. Rocks have been placed in a narrow space there. but there is no outlet or downspout from the roof for ponding water in the future. Request evaluation of correcting this situation with an outlet or downspout. See Photo #1. Request the same solution as neighbor's home at 1405 Commons - received an insert into the downspout to direct/channel water down and away from home. - North side at fireplace facing walkway: A downspout was installed to the right of the fireplace, BUT am concerned that water will pond again as there is nothing to channel the water away from the house. See Photo #2 and Photo #3. Request the same solution as neighbor's home at 1405 Commons - received an insert into downspout to direct/channel water down and away from the home. See Photo #6 - North east side of unit. There is a downspout at the Northeast corner side of the house BUT it has no angled bottom spout to direct water away from the home - it is simple cut off at the bottom so water will drain straight down against the house. See Photo #4. Request the same solution as neighbors home at 1405 Commons - received an insert into the downspout to direct/channel water down and away from the home. See Photo #6 - Northwest Corner of front of house next to walkway; Two Issues: There is a green drain next to the sidewalk, but it is not possible to tell which downspout drain it is connected to. Would like this to be confirmed. Dying and dead turf next to bush should be replenished. Request replenishment of dead turf, with appropriate irrigation. See Photo #5" The pictures and info mentioned above are connected to this work order via attachment.		
WO#: 1246871	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 709 Dunbarton Cir		Category:	Tree Evaluation
Date Created: 10/14/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description:	There was a row of trees along the Howe Ave side but now a few appear to be missing. This is presenting a safety/privacy concern from the busy street. I have attached a photo for reference. Can this area be evaluated for planting additional trees for safety?		
WO#: 1246553	Status: Open	Progress Code:	Received
Unit/Common Area: 709 Dunbarton Cir		Category:	Landscape Replacement
Date Created: 10/12/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description:	Our new plantings to reforest the Howe Ave slope after storm damage denuded the slope were vandalized last night. Two new english laurels were destroyed (see pics) and two more plus a 2 year old crepe myrtle bush had branches broken off. Please replace as soon as possible. Also, I am asking again to have two or three of the small sword bushes with the blue flower stalks replaced as promised shortly after planting two years ago.		
WO#: 1245602	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 606 Elmhurst Cir		Category:	Landscape Request
Date Created: 10/08/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			

Work Orders

Nepenthe Association

Description:	Grounds Committee - "The attached photos show a plant that has become a nuisance. Not only is it out of place where it is, it is encroaching on the dogwood; but it is an aphid magnet. - see cobwebs. It has no place where it is. Both neighbor (604 Elmhurst) and I want it gone."		
WO#: 1244838	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1449 University Ave		Category:	Landscape Request
Date Created: 10/04/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description:	Grounds Committee - "Some plants died and were removed by our front walkway and some grass is currently dying. Is it possible to have these replaced? I would like to improve the appearance to our front door with attractive, healthier plants and make sure the drip system is working correctly. I would be happy to plant them myself as I have been an avid gardener."		
WO#: 1243997	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 320 Elmhurst Cir		Category:	Landscape Request
Date Created: 10/01/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description:	Grounds Committee - "Alley serving 320 Elmhurst Circle needs attention. Bare dirt, dying plants, lack of water. Grass dying in front of 320 Elmhurst Circle. Grooming of alley should match other well maintained areas of Nepenthe."		
WO#: 1243964	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1653 University Ave		Category:	Landscape Request
Date Created: 10/01/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description:	Grounds Committee - "Between the river trailhead path and my house there is no landscaping. It is only dirt that is watered by sprinklers. Debris is blown off weekly. I would recommend grass or other ground cover or wild flower be planted. I hope you will consider correcting and improving our community. Thank you."		
WO#: 1243196	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1411 Commons Dr		Category:	Landscape Request
Date Created: 09/27/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description:	Grounds Committee - "My garage entry is the last home on alleyway facing commons. The alleyway can be seen from the street. There are no protective plants or barriers keeping intruders from walking up through the ivy onto the alley and my home. One can see the path formed from the sidewalk. This is a safety and security issue. The shrubs will form a barrier leading to more protection and security."		
WO#: 1242990	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1423 Commons Dr		Category:	Landscape Request
Date Created: 09/26/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee

Work Orders

Nepenthe Association

Schedule Completion Date:

Description: Grounds Committee - "Bare ground in front landscape (picture #1). Large patch of tall grass in front yard ivy (picture #2). This problem patch has persisted for several years. This is no evidence that it receives any irrigation even though it is right at the front door of our home. No rocks PLEASE!! Please replace hard pan plant with ivy, and provide irrigation." A sperate Request was added to this Work Order 11.4.2024 "We are requesting that the front landscaping of our home including that on both sides of our walkway Be evaluated for removal and replacement. This has been an ongoing issue that we have attempted to address at least as far back as 2013. (See Attached Requests). There has been little done to replace old and dying plates and ground cover. The outside of our home looks terrible compared to the many areas in Nepenthe that have been refurbished and renewed. The curb appeal of our home is a complete eyesore. (See attached photos). Our request has nothing to do with remediation based on the current siding project. Our concerns about the condition of our front area were addressed a couple years ago when the front areas of 1427 and 1425 Commons were redone. It was common knowledge that the work was a package for the thee homes. It was our understanding that our front was to be included in that work, but it was pulled our at the last minute. We were told that the work would be completed at another time. Not only did we miss out on the refurbishing work then, but it seems that over the years every other home on our street including our alley way has been cleaned and refurbished with new pants bark and rock. Our home has been lost and ignored for years. We have tried for so many years to have the front of our home reflect the standards and beauty of Nepenthe. We are asking again for that work to be done and completed.

WO#: 1242248	Status: Open	Progress Code: Request Sent
Unit/Common Area: 710 Elmhurst Cir		Category: Landscape Request
Date Created: 09/23/2024	Date Completed:	Vendor: Nepenthe Grounds Committee

Schedule Completion Date:

Description: Grounds Committee - "Do Not remove plants on the west or north of my property!! These plants were put in 10 years ago and are not to old." Homeowner request no plant removal from her unit. Thank you

WO#: 1241794	Status: Open	Progress Code: Request Sent
Unit/Common Area: 506 Dunbarton Cir		Category: Landscape Request
Date Created: 09/20/2024	Date Completed:	Vendor: Nepenthe Grounds Committee

Schedule Completion Date:

Description: Grounds Committee - "I live in 506 Dunbarton Circle and we have a Crepe Myrtle tree near the entrance to our patio and it drips sticky, gummy sap underneath it. It gets on the fence, door and stone tiles inside the patio. I don't want to walk in my own patio then track the sticky sap inside. It also is all over my waterfall and koi pond. I've tried to keep hosing it down but it's impossible to keep on top of it and I can't wash dirty water into the koi pond. Please send someone to check it out and make an assessment. I'd love to have it removed and a different smallish tree planted there."

WO#: 1240712	Status: Open	Progress Code: Request Sent
Unit/Common Area: 1403 Commons Dr		Category: Landscape Request
Date Created: 09/17/2024	Date Completed:	Vendor: Nepenthe Grounds Committee

Schedule Completion Date:

Description: Grounds Committee - "A yellow lucky lantern abutilon plant (I think it is correct name!) has been slowly losing branches/flowers due to turkeys & workers brushing up against it + rainy/windy days. This past summer the dry rot work, power washing & painting caused many more broken branches. It is a spindly vulnerable plant held up by the brick wall in front of it. (See attached pictures) We request 1 to 2 plants to replace it. Thank you!"

Work Orders

Nepenthe Association

WO#: 1239620	Status: Open	Progress Code:	Received
Unit/Common Area: 813 Dunbarton Cir		Category:	Landscape Request
Date Created: 09/11/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description:	Grounds Committee - "Location Request is directly in front of front porch on either side. Please: 1) Remove two bush stumps, One on either side of sidewalk. 2) Plant various plants along right side of sidewalk. Area can b every hot and sunny during summer. In the fall it is shady stating around noon" Thank you		
WO#: 1236920	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 307 Dunbarton Cir		Category:	Landscape Request
Date Created: 08/30/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description:	Grounds Committee - " I have an urgent discussion regarding the amount and location of the plat "heavenly bamboo" that surrounds my property. THERE ARE 17 of the "heavenly bamboo" !!! more than any property that we seen around DUNBARTON CIRCLE. I request that the plants which we took down NOT BE REPLACED. We were fined for cutting back a few of them that were growing into the beautiful ornamental plants that sit closer to the street, The bamboo plants were falling forward, the whole area was a hot mess. Now, with the bamboo plants removed the ornamental plants look lovely. I also would like the 2 heavenly bamboo on either side of my gate removed. They send runners onto my yard and cover the door bell. " Thank you		
WO#: 1235145	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1317 Vanderbilt Way		Category:	Landscape Request
Date Created: 08/22/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description:	Grounds Committee "My beautiful Japanese maple got destroyed during a storm. I was told by my zone steward I was getting a redbud maple. Oscar came by and was instructed to plant more ivy in the small hole where the stump was. Its only about 18in in diameter and the existing ivy will grow over it, so not sure why he needed to plant more. Regardless, I want a tree there there. The landscaping along our row of homes looks terrible, even though some of it was redone recently. I think the reason my house sat on the market so long was because of the bad curb appeal. He also mentioned rocks. I don't mind them by the drain but don't want a rock necklace at my foundation as its unnecessary. "		
WO#: 1233598	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 101 Dunbarton Cir		Category:	Landscape Request
Date Created: 08/16/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
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."		
WO#: 1233351	Status: Open	Progress Code:	Work to be Verified

Work Orders

Nepenthe Association

Unit/Common Area: 1461 University Ave		Category:	Landscape Request
Date Created: 08/15/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description:		11.26.24 - Proposal received from Carson, pending review/approval of Grounds Committee then it will go to the Board of Directors for final approval Grounds Committee The unit 1455 University had two shrubs removed in order for their HVAC to be moved. Homeowner at 1461 University is requesting new plants on the right side of her gate where the shrubs were removed.	
WO#: 1229560	Status: Open	Progress Code:	Received
Unit/Common Area: 310 Elmhurst Cir		Category:	Landscape
Date Created: 07/31/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description:		Grounds- Carson Bark needs to be replaced behind 310 Elmhurst thanks	
WO#: 1209969	Status: Open	Progress Code:	Pending Board Decision
Unit/Common Area: 1182 Vanderbilt Way		Category:	Landscape
Date Created: 05/13/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description:		Grounds "Between 1176 and 1182 Vanderbilt, no grass at all. Front of 1182 needs clean up and grass. Poor area." Thank you,	
WO#: 1207993	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1426 Commons Dr		Category:	Landscape Request
Date Created: 05/02/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description:		Nepenthe Grounds Committee Requesting that the big bush in front of the window be removed and replaced with something smaller.	
WO#: 1199255	Status: Open	Progress Code:	Pending Board Decision
Unit/Common Area: 1461 University Ave		Category:	Landscape
Date Created: 03/19/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee
Schedule Completion Date:			
Description:		From Resident: "Lawn in my front yard is on a slope and will not grow grass. Please try to put grass in the dirt area."	
WO#: 1198709	Status: Open	Progress Code:	Work to be Verified
Unit/Common Area: 1012 Dunbarton Cir		Category:	Landscape
Date Created: 03/15/2024	Date Completed:	Vendor:	Nepenthe Grounds Committee



Work Orders

Nepenthe Association

Schedule Completion Date:

Description: 11.26.24 - Proposal received from Carson, pending review/approval of Grounds Committee then it will go to the Board of Directors for final approval From Resident: "The landscapers removed 3 trees in the area between my home and the home next door. They planted 3 small ground cover size plants; then removed 2; now just 1 small plant remains (pic attached). Prox 3 months ago, I requested to Nirmal to plant a Japanese maple like the one planted and now removed from the front of 1018 dunbarton. I now again request that a Japanese maple be planted near my home"

WO#: 1147579	Status: Open	Progress Code:	Pending Board Decision
Unit/Common Area: 4 Colby Ct		Category:	Landscape
Date Created: 06/21/2023	Date Completed:	Vendor:	Nepenthe Grounds Committee

Schedule Completion Date:

Description: Replace dead lawn around and in front of my home Workorder was closed but we have no recommendation or detail. H/O wants a status update. This has to wait until further discussion, no ground covers are being approved as of yet----per christina--10/18/2023

Nepenthe Monthly December 2024 - Google Docs.pdf



Dry Rot and Painting Project

Phase One 2022-2023-2024

Phase Two 2024-2025

Phase Three 2025- 2027

Monthly Project Report For December 2024

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-202

Phase Two 2024-2025

Location: Sacramento, CA



1. Happy Holidays.	2
2. Phase #2 Update	3
3. Phase #3 Update	4
3. Phase #2 Cost Management	5
6. Phase #2 Invoice Control	6-10

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

Due to the holidays, this report is being completed on 12/16/2024.

Siding and trim repairs will be done over the holidays with a limited crew as weather permits.

Happy Holidays.

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-202

Phase Two 2024-2025

Location: Sacramento, CA



Phase #2.

CPR, our siding, trim, and fencing contractor, is more than a month ahead of schedule, even with the rain we have had. They are working to see how far ahead they can get before the rainy season. CPR is currently working on 500-600 Elmhurst. Painters have painted up to 300 Elmhurst.

I have been comparing our phase two inspections from April 2023 to the current condition of the buildings. Fencing has seen the most significant change. See phase #2, cost management, on page 6. Fences we might have been able to repair in 2023 now have framing damage and need more extensive repairs. Fences I thought when we did the inspections I thought would need replacement are only needing repairs. I will follow this closely and keep the monthly report updated. Cost management for phase two is on page 5 of this report. Invoice control is on pages 6-10. The phase two change order log dated 12/12/24 will be a separate attachment.

Progressive Painting had caught up to the siding repairs before the rain started. The carpenters will continue to work even in light rain. Painters will start painting as soon as the weather improves.

Budgeting: The \$1,159,487.89 invoiced for siding, trim, and fences is for 96 homes, which is \$12,078.00 for each home. Over eighteen weeks, this is \$64,415.99 a week. They are completing 5.4 homes a week. With 115 homes left, it would take 20 weeks for siding, trim, and fence repairs. This will change due to staffing and weather. This is for budgeting only.

Painters have invoiced \$134,875.00 for 65 homes painted, \$2,075 per home. There are no change orders from the painters.

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-202

Phase Two 2024-2025

Location: Sacramento, CA



Phase #3.

Now that we are halfway through phase #2. We should look at the timeline for phase #3.

I recommend inspections in March/ April of 2025 to develop the scope of work.

I will have a scope of work and a request for proposals for the board to vote on at the May 2025 board meeting.

Contractor job walks in May 2025. With proposals due to Nicole and me by June 15th, 2025. I will have them ready for the board to vote on the contractor(s) for the July 2025 board meeting.

With a phase #3 start date as soon as phase #2 is completed. August/ September of 2025.

We have been getting requests from homeowners concerned about the dry rot damage they see. Suppose there is a high likelihood of water getting in this year. I have been inspecting them and getting estimates for repairs. Then, ask for approval to repair. If they can wait until their repairs are scheduled in phase #3, I will put them on a watch list and look at them in the spring of 2025.

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-202

Phase Two 2024-2025

Location: Sacramento, CA

**Cost Management- Phase #2.**

Total Contract Amount

Contractor Code	Scope	Budget Value (\$)	Change Orders Value (\$)	Permits Value (\$)	Invoiced Value (\$)	Value Paid (\$)
CPR Construction	Original Contract Siding & Trim	\$1,465,021.00			Includes Change Orders Invoiced \$1,159,487.89	\$1,013,384.12
CPR Construction	Change Orders Siding & Trim		\$64,859.43			
CPR Construction	Original Contract Fencing	\$588,599.00				
CPR Construction	Change Orders Fencing		\$54,389.20			
CPR Construction	Total Retention to date	\$88,356.14				
CPR Construction	Total Retention Invoiced	\$65,839.45			Included Above	Included Above
CPR Construction	Permits			\$16,212.79	Included Above	Included Above
Progressive Painting	Painting Original Contract	\$439,900.00			\$134,875.00	\$134,875.00
	TOTAL PAID TO ALL ABOVE				Invoiced Value \$1,294,362.89	Value Paid \$1,148,259.12

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-202

Phase Two 2024-2025

Location: Sacramento, CA

**Invoice Control Phase #2.**

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

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-202

Phase Two 2024-2025

Location: Sacramento, CA



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

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-202

Phase Two 2024-2025

Location: Sacramento, CA



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

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-202

Phase Two 2024-2025

Location: Sacramento, CA



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

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023-202

Phase Two 2024-2025

Location: Sacramento, CA



Contractor	Scope	IN#	Description	Value	Status of Work	Status of Invoice	Status of Payment
Progressive Painting	Paint	#17537	Painting	\$26,975.00	COMPLETE	APPROVED	PAID
Progressive Painting	Paint	#17540	Painting	\$26,975.00	COMPLETE	APPROVED	PAID
Progressive Painting	Paint	#17542	Painting	\$16,600.00	COMPLETE	APPROVED	PAID
Progressive Painting	Paint	#17543	Painting	\$20,750.00	COMPLETE	APPROVED	PAID
			TOTAL APPROVED	\$1,294,362.89			
			TOTAL APPROVED, NOT PAID	\$146,103.77			
			TOTAL PAID	\$1,148,259.12			

End Report.

Nepenthe 2 CO Log 12.12.24.pdf



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

Date: December 12, 2024
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
TOTALS		\$21,002.17	\$13,366.55	\$135,461.42	
TOTAL ORIGINAL CONTRACT AMOUNT				\$2,053,620.00	
TOTAL ADJUSTED CONTRACT AMOUNT				\$2,189,081.42	

APPROVED FENCE AND SIDING AND TRIM

Fence C/O's	\$54,389.20
Siding and Trim C/O's	\$64,859.43
Permits	\$16,212.79
Grand Total Repairs	\$2,189,081.42

2024-12-05 ARC Minutes.docx

NEPENTHE ARCHITECTURAL REVIEW COMMITTEE MINUTES
Thursday, December 5, 2024
4:30 P.M.

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

Also present: Peter Lewicki, Board Liaison.

Meeting was convened at 4:30 pm.

A. Introductions.

B.1. Homeowner requests not voted on:

1. **2316 Swarthmore Drive – Trellis replacement.** There exists an overhead trellis over the patio attached on three sides, with several of the timbers cracked; however, it is not one of Nepenthe's two standard designs, nor is there a record of approval for this design. The homeowner has been informed that she will need to have her architect or contractor submit a diagram documenting the new trellis design.
2. **2316 Swarthmore Drive – Patio hardscape replacement:** The patio foundation is to be constructed with 4" of compacted road base covered with 4" of concrete. Also to be installed are area drains and buried drain extensions that would drain out into the alley. The Committee has asked for specs and a drawing to show the location of these buried drains.
3. **2316 Swarthmore Drive – Garden features:** install four ornamental vertical screens and a bench. There is to be a Steel Screen Trio, with three ornamental screens in a plane set parallel to the wall of 2318 Swarthmore 18" from the neighbor's residence as required by Nepenthe rules. The screens will consist of Border Concepts 3' x 6' "DAHLIA" pattern screens constructed with a 2" square tube steel frame painted black, and they will be set 18" above the patio in a permanent mounting. The Committee has posed a question about the feasibility of making the screens removeable.

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

1. **1136 Vanderbilt Way** – Replacement of the HVAC system is requested for this 2000 model. Installed will be a Zero Technologies Variable Refrigerant Flow (VRF) multi-stage split-installation heat pump and air handler, along with the replacement of other system components. The outdoor heat pump compressor is to remain in the same location. The refrigerant line set piping is to be reused, so no new piping, nor wiring, will need to be installed on top of the exterior siding. The contractor is to be Jaguar Heating and Air. A City permit is required. Voting was in person with all committee members voting yes on December 13, 2024.
Approval Recommended with Condition: that after installation and the City

inspection are completed, a copy of the finalized sign off be submitted to the Nepenthe office.

2. **717 Dunbarton Circle – Floodlamp and security camera requested.** In this 4400 model a Ring Floodlight Cam Wired Plus, a combination twin floodlamp exterior lamp and security video camera, is requested to be installed at the southwest corner of the second floor at the base of the siding at the southwest corner. It will be aimed at the walkway leading to the backyard gate within the fenced-in yard. Even if the range of view of the camera should include a slight area over the back fence, no private area of any neighbor across the alley will be viewed. Voting was in person with all committee members voting yes on December 13, 2024. **Approval Recommended.**
3. **1449 University Avenue – Windows replacements.** In this 7700 model, the two horizontal windows above the plate line in the living room wall, above the patio sliding doors are requested to be replaced with two Milgard V300 Trinsic dual-paned vinyl windows in black color to match the existing windows, in a retrofit installation. The Committee is willing to grant this exception for the color. Because this home backs up to the levee, these windows will be visible only from the levee area, etc. The Contractor is to be Dick's Rancho Glass. Voting was conducted by email with all committee members voting yes by December 17, 2024. **Approval Recommended.**

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

4. **206 Dunbarton Circle** – Emergency replacement of the HVAC system is requested for this 2000 model. Installed will be a Daikin Fit multi-stage split-installation heat pump and air handler, along with the replacement of other system components. The outdoor heat pump compressor is to remain in the same location. New refrigerant line set piping is to be installed inside the exterior walls, along with any new wiring run from attic to ground. The contractor is to be Sierra Pacific. A City permit is required. All committee members voted yes on December 5, 2024. **Emergency Approval granted on December 3, 2024 with Conditions:** 1) that the new refrigerant piping and any control wire or other wiring connecting the attic unit with the ground unit be installed inside the exterior wall; 2) that after installation and the City inspection are completed, a copy or proof of the finalized sign off be submitted to the Nepenthe office.
5. **1350 Commons Drive** – Emergency replacement of the HVAC system is requested for this 7000F model. Installed will be a split-installation heat pump and air handler, along with the replacement of other system components. The outdoor heat pump compressor is to remain in the same location. The existing refrigerant line set piping is to be reused.

New wiring in conduit running from the condenser at ground level to the attic level is required. Nepenthe's construction manager Paul Reeves was able to both inspect and mark back façade siding that needs replacement and advise us on the feasibility of asking the homeowner to place the new wiring-containing conduit within the wall, as is Nepenthe's preference. This is one of those homes whose configuration of framing

prevents installing a conduit within the wall, per Mr. Reeves. He said it would mean cutting into the header beam. So, as with certain other Nepenthe models with this set of circumstances, the best solution is to let the contractor attach a new vertical conduit running on top of the siding.

The contractor is to be Atticman Heating & Air Conditioning. A City permit is required. All committee members voted yes on December 20, 2024. **Emergency Approval granted on December 20, 2024 with Conditions:** that after installation and the City inspection are completed, a copy or proof of the finalized sign off be submitted to the Nepenthe office.

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

C. Old Business: None.

D. New Business:

1. **Future meeting times:** The decision was made to remain on the first Thursday and at 4:30 pm. Next meeting is on Jan. 2, 2025, 4:30 pm.
2. **Estoppel requests:** Discussion on how no requests are being received.
3. **New ARC rules, etc. documents to be approved:** Discussion about how new ARC documents are waiting to be acted upon by Board, etc.

E. Estoppel Inspections: No inspections were performed by Committee members.

F. Notices of Completion: Some signed.

Meeting was adjourned at 5:16 pm.
Respectfully submitted, Alan Watters

Nepenthe Finance Committee Nov18 2024.docx

Attendees: Carol Duke, Nina White, Brian Coates (Board Liaison)

Excused: John Apostolo

Absent:

Homeowners: Julie Valverde, Cathy Mack, Ken Mack, Paula Connors, Cheryl Nelson, Peter Pelkofer, Marjorie Knauer

<i>Topic</i>	<i>Objective / Info / Decision</i>	<i>Action</i>
Approval of Prior Meeting Minutes and Action Items	Duke called the meeting to order @ 4:30pm	Duke moved and White seconded Oct 21, 2024 meeting minutes. Motion passed.
Financial Statement Approval	Finance Committee has not received yet as of Nov 18, 2018	No motion
General Manager Update/Board Liaison	No update at the moment. Brian is working on providing finance committee with necessary	Recent email exchanges contain some information.
Review		
Deliverables	Check in with Nicole on reserve tracker overages	Follow up with Nicole
Homeowner Comments	No comments	
Adjourn	Meeting adjourned @ 4:45pm	

Next meeting: January 20, 2025 @ 4:30PM @ the Clubhouse and Zoom

Submitted by; Nina White

Letter to the Board - Cochrane.pdf

December 6, 2024

To: Nepenthe Board of Directors

From: Nancy Cochrane

RE: Who is responsible for repair or compensation for interior damage to a home caused by a contractor hired by the Board for an exterior siding project?

Dear Board Members,

First, thank you for your attention to this matter and your willingness to explore what a possible resolution to this issue may be.

Second, I want to thank Nicole for her continued communication and her desire to also find a resolution to this issue.

By way of background, I would like to outline what has occurred thus far.

In September the Haldeman's at 1423 Commons Drive submitted a service request for the repair of missing drywall and cracks on two of their walls that was noticed after the most recent siding work had been completed. (The board has this request.)

On 10/2/24 I spoke at the open board meeting on the issue of responsibility for damage to a homeowner's interior wall after siding work had been completed. The board president at that time stated that he had never heard of this issue and the board agreed it should be looked at.

On 11/6/24 Anna Haldeman spoke at the open board meeting again raising the concern and issue of who is responsible for the interior damage to her home that occurred during the recent siding project.

On 11/8/24 in the Nepenthe Friday Update email (see attached) that is sent to homeowners, there was a quote from a CPR disclaimer regarding "popped nails" and property damage incurred by the homeowner who failed to remove items from the wall during the siding project.

This is not the issue before the board.

It was unclear if this language was from the existing contract Nepenthe has with CPR.

On 11/15 after returning from out of the country I emailed Nicole requesting to see the contract that included the language from the Friday Update email. (see attached)

On 11/20 Nicole emailed me and attached a copy of the CPR contract. (see attached)

Upon review of that contract, I emailed Nicole on 11/25 and asked for clarification since the language from the Friday Update was NOT included in the contract she sent. (see attached)

On 11/26 Nicole emailed me with a screen shot of section 8, p.2 of the contract she had sent me on 11/20. This portion of the contract is an Indemnification Clause. (see attached)

On 12/4 I again queried the board during the open board meeting regarding this issue and again asked for a legal answer to this issue.

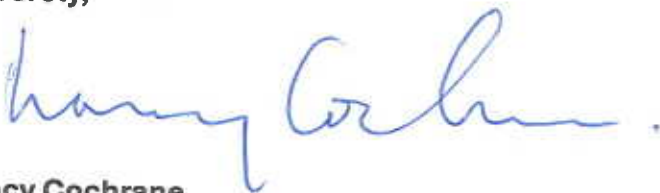
The question becomes: If interior damage is caused by and during the contractor's work during the siding project does this indemnification clause protect the contractor from repairing or compensating for the damage?

I would submit to the board that an indemnification clause would not protect the contractor (hired by the board) from repairing damage they caused during the project.

This issue typically falls under contractual performance obligations or warranty not indemnification. Repair or compensation for damage the contractor causes is part of their duty to perform the work correctly and without harm to the property. Because the board hired CPR to fulfill this work without damage to anyone's property it falls to CPR and the board to determine who should make the homeowner whole.

Thank you for your attention to this matter.

Sincerely,



Nancy Cochrane

1427 Commons Drive

11/8/2024

< Inbox Nepenthe - Friday... ^ v

statement. This additional \$41 billing should offset what you would have previously seen on your city water bill. If you opted to receive a hard copy of the budget, it will be mailed to your home next week. If you opted to receive an email copy the budget, you will receive an email on Monday with the budget mailer attached. Additionally, the budget mailer is attached to this email for reference.

Interior Damage from Siding Project: Please see attached for the interior repair exclusions disclaimer from Critical Path Reconstruction. Per CPR: *"During the course of siding and trim replacement, repairs cause vibrations to the walls and may cause items to fall and break. It may also cause interior drywall nails to back out of the drywall (nail pops). Per our contract, we are not responsible for any interior repairs or replacement of these items. These items have been deemed homeowner responsibility. Please remove any items from your interior walls, during the repair process."*

Flood Insurance Questions: Nepenthe owners are beginning to receive a flood insurance renewal letter requesting payment, please disregard this notice. Every owner receives this renewal notice because each unit is individually listed/covered under the HOA's flood insurance policy. You do **NOT** need to take any action regarding this notice. The Association is working with the insurance company to obtain/approve the new renewal package. If you have any questions or concerns, please reach out to Management.

From: Nicole Marks Nicole.Marks@fsresidential.com
Subject: RE: Interior Damage from Siding Project
Date: Nov 20, 2024 at 10:44:49 AM
To: Nancy Cochrane ncc.1955@yahoo.com

Hi Nancy,

Thank you for your email. Please see attached for the CPR contract.

Please reach out if you have any questions or concerns.

Thank you,



From: Nancy Cochrane <ncc.1955@yahoo.com>
Sent: Friday, November 15, 2024 10:48 AM
To: Nicole Marks <Nicole.Marks@fsresidential.com>
Subject: Interior Damage from Siding Project

Hi Nicole,

I'm back from my trip. Thank you again for working with Bill and Anna.

I saw this quote in the Nepenthe info and was wondering if I can read the actual contract from CPR.

It honestly does not sound reasonable that the company would be held harmless for damage to interior walls (not nail pops). And this situation is not due to lack of care on the homeowner's part because they failed to take a picture off the wall.

Is there a chance I can come up to the office and read the contract?

Thank you.

Nancy

1:00

LTE 63

Gutter Cleaning: Community wide gutter cleaning has been scheduled beginning on November 12th. Please see tentative schedule below:

Week 1, 11/12 - 11/15: Zone 1 - *Due to the rain, work will begin on the 12th, still to be completed on the 15th*

Week 2, 11/19 - 11/22: Zone 2



Sent from my iPhone

pdf

CPR Contract Phase 2.pdf

382 KB



NEPENTHE ASSOCIATION

1131 Commons Drive, Sacramento, CA 95825

916.929.8380 FAX: 916.929.1773

nepenthe.hoa@fsresidential.com

AGREEMENT FOR CONSTRUCTION SERVICES OF INDEPENDENT CONTRACTOR

THIS AGREEMENT is made and entered into as of July 11, 2024 by and between the Nepenthe Association., ("NA") and Critical Path Reconstruction, also known as CPR ("Contractor").

RECITALS

- A. The NA desires to engage Contractor to provide certain services and Contractor desires to provide those services and to be compensated under the terms and conditions hereof.
- B. Contractor has satisfactorily performed the services outlined herein in the past and the Parties have heretofore established a working relationship which they now wish to formally memorialize.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual agreements set forth herein, NA and Contractor hereby covenant and agree as follows:

- 1. **Appointment.** NA hereby engages Contractor as an independent contractor to perform the services described in Exhibit "A," "Scope of Services" attached hereto. Contractor hereby accepts such engagement on the terms and conditions set forth herein.

Neither party may vary scope of services described in Exhibit "A" except as expressly agreed to in writing by the other party. The NA budget for Contractor's labor and expenses are based on the services described in Exhibit "A." Modification of the scope of services may affect Contractor's labor costs and project expenses and the Parties shall negotiate the payment for any such additional services.

- 2. **Performance of Services.** Contractor shall perform the services in a diligent, competent, timely and professional manner according to a schedule to be mutually agreed upon dependent upon anticipated rainfall, temperatures, and weather.

- 3. **Contract Fee; Payment.**

NA shall pay Contractor a fee for the services provided, which fee is described in Exhibit "B," "Description of Compensation," attached hereto. Contractor shall be paid a sum not to exceed two million, fifty-three thousand, six hundred and twenty dollars (\$2,053,620) for satisfactory completion of project. Upon receipt of Contractor's invoice, NA shall promptly notify Contractor within five (5) business days if it has any exceptions or objections to Contractor's invoice. When Contractor and NA are in



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agreement on the terms of Contractor's invoice, Contractor shall be paid by NA within thirty (30) days of receipt of invoice.

4. Terms. The term of this Agreement shall commence and Contractor's duties and responsibilities under this Agreement shall begin as of the date first written above and shall continue, subject to earlier termination as provided herein, until the services are satisfactorily completed and all earned compensation and reimbursable expenses are paid to Contractor by NA.

This agreement may be terminated at any time by either party for good cause. Contractor will be paid for NA drive and alley facilities completed up to the time notice of termination of the agreement is given by either party.

5. Excuse of Performance. Contractor's obligation to perform the services specified in this contract shall be excused if the performance is prevented or substantially delayed due to circumstances caused exclusively by others and not by Contractor, including any such circumstances caused by NA.

6. Independent Contractor. Contractor is and shall remain an independent contractor, and Contractor shall (i) comply in all material respects with all the laws, rules, ordinances, regulations and restrictions applicable to independent contractor services, (ii) comply with all licensing requirements imposed by the State of California; and (iii) pay all federal and state taxes applicable to Contractor or his agents or employees, whether levied under existing or subsequently enacted laws, rules or regulations. No employer-employee or master-servant relationship is created by this Agreement.

7. Insurance. Contractor shall maintain Commercial General Liability Insurance coverage with limits of no less than \$1,000,000.00 during the entire term of this agreement naming NA as an additional insured.

8. Mutual Indemnity. Contractor agrees to defend, indemnify and hold NA harmless from any and all claims, losses, liability, damages, or expenses (including reasonable attorney fees and litigation expenses) arising out of performance of this Agreement by Contractor to the extent such claim or damage is caused by Contractor's act, omission, negligence, or misconduct, or of Contractor's agents, employees, volunteers, or representatives, except for (but only to the extent of) liability directly caused by NA, its agents, employees, volunteers, or representatives.

NA agrees to defend, indemnify and hold Contractor harmless from any and all claims, losses, liability, damages, or expenses (including reasonable attorney fees and litigation expenses) arising out of performance of this Agreement by Contractor to the extent such claim or damage is caused by the act, omission, negligence, or misconduct of NA, its agents, employees, volunteers, or representatives, except for (but only to the extent of) liability directly caused by Contractor, or Contractor's agents, employees, volunteers, or representatives.



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9. Assignment. This Agreement and the personal services provided hereunder shall not be assigned or transferred by Contractor in whole or in part without the prior written consent of NA, and any such purported assignment or transfer without such prior written consent shall be void. If Contractor shall cause any part of the project to be performed by a third party or subcontractor, the provisions of this contract shall apply to such third party or sub-contractor, and Contractor shall be liable hereunder for all acts and negligence of the subcontractor.

10. Notices. All notices or other communications required or permitted to be given hereunder shall be in writing and shall be deemed to have been given when delivered if personally delivered, or three (3) business days after mailing if mailed by first class and certified mail, postage prepaid, return receipt requested, and shall be addressed as follows:

To NA: President OR General Manager
Nepenthe Association
1131 Commons Drive
Sacramento, CA 95825

To Contractor: Bill Shewman
12394 Cannon Way
Grass Valley, CA 95949

Either party may change its address by giving written notice thereof to the other party.

11. Arbitration and Attorney's Fees. Any controversy or claim arising out of or relating to the interpretation or enforcement of this Agreement shall be submitted first to mediation and thereafter to arbitration in accordance with the rules of the American Arbitration Association. The party prevailing in arbitration, or in any action at law or in equity necessary to enforce or interpret the terms of this Agreement shall be entitled to reasonable attorney's fees, costs, and necessary disbursements in addition to any other relief to which that party may be entitled.

12. No Discrimination. Contractor certifies and agrees that she/he will not discriminate against any employee, volunteer, or applicant for employment because of race, color, religion, national origin, ancestry, sex, age, sexual orientation, handicap, or AIDS, in accordance with requirements of local, state, and federal law. Contractor shall take affirmative action to assure the qualified applicants are employed, and that employees are treated during employment without regard to race, color, religion, national origin, ancestry, sex, age, sexual orientation, handicap, or AIDS. Contractor shall comply with all local, state, and federal posting and certification requirements.

13. Governing Law. This Agreement shall be governed by the laws of the State of California.



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14. Entire Agreement; Amendments. This Agreement contains all of the agreements of the parties hereto with respect to the matters contained herein and no prior or contemporaneous agreement or understanding, oral or written, pertaining to any such matters shall be effective for any purpose. No provision of this Agreement may be amended or added to except by an agreement in writing signed by the parties hereto or their respective successors in interest.

15. Headings. The headings of this Agreement are for purposes of reference only and shall not limit or define the meaning of the provisions of this Agreement.

16. Severability. If any paragraph, section, sentence, clause or phrase contained in this Agreement shall become illegal, null or void or against public policy, for any reason, or shall be held by any court of competent jurisdiction to be illegal, null or void or against public policy, the remaining paragraphs, sections, sentences, clauses or phrases contained in this Agreement shall not be affected thereby.

17. Waiver. The waiver of any breach of any provision hereunder by any party hereto shall not be deemed to be a waiver of any preceding or subsequent breach hereunder.

18. Successors and Assigns. Subject to the provisions of Section 8, this Agreement shall be binding upon and inure to the benefit of the respective successors and assigns of the parties hereto.

19. Warranty of Authority. Each of the undersigned hereby warrants that he/she has authority on behalf of his or her principal to execute this agreement.

DATED: 7/11/2024

CRITICAL PATH RECONSTRUCTION

William Shewman

By: William Shewman, Owner

DATED: 7/12/2024

NEPENTHE ASSOCIATION, INC.

Markus Dascher

By: Markus Dascher, President



NEPENTHE ASSOCIATION

1131 Commons Drive, Sacramento, CA 95825

916.929.8380 FAX: 916.929.1773

nepenthe.hoa@fsresidential.com

Exhibit "A" Scope of Services

Attached and incorporated by reference herein:

- CPR Siding, Trim and Fence Bid with Clarifications
- Schedule of values

Exhibit "B" Description of Compensation

Contractor shall be paid a sum not to exceed two million, fifty-three thousand, six hundred and twenty dollars (\$2,053,620) for satisfactory completion of project. Payment terms as follows:

- 10% deposit
- Monthly billing thereafter minus 10% retention for job completion.

Exhibit "C" Certificate of Insurance.

Attached and incorporated by reference herein.



NEPENTHE SIDING, TRIM AND FENCE BID with CLARIFICATIONS

Thursday, July 10th, 2024

REPAIR CLARIFICATIONS:

Critical Path Reconstruction has included siding, trim and fence repairs based on the inspections and repair scope we created. Components not listed on this scope are not included in this bid but can be added as a supplemental cost.

- *If awarded contract, Construction Manager to walk all repair locations with Critical Path Reconstruction Inc., prior to repairs, to help verify components identified in the scope provided.*
- *All siding repairs below fascia board and barge rafters to be cut flush with bottom of trim and installation of z-metal will be installed above the new siding unless fascia board and barge rafters are identified in the scope of repairs at that location.*
- ***All sections of fencing that are marked on the scope as "replacement" will include replacement of 3 each 2x4 pressure treated rails and replacement of post(s) with new Postmaster Steel Posts (7'6") and set in concrete.***
- *All repairs around pipes or A/C line-sets, include installation of a Quick-flash flashing at each penetration.*
- *Duratemp siding to be factory primed on face and all 4 edges. All cut edges will also be primed in the field.*
- *All trim components to be Western Red Cedar STK (small tight knots) and will be primer painted on all six sides and cut edges. Critical Path Reconstruction does not use finger jointed materials for exterior trim repairs, as they tend to delaminate when exposed to the weather.*
- *If adjacent components to siding are not identified in the scope of repairs provided and need to be detached and reset or replaced, they will be added as a supplemental cost.*
- *All fencing boards to be premium grade redwood. Boards will be delivered several weeks before use to allow for shrinking. Once dry, all redwood and pressure treated materials will be primer painted at the staging area to allow for full coverage on all six sides of the materials. We will also apply the first finish coat of paint in the staging area. The second coat of paint will be applied after the fence has been repaired.*
- *Bid includes costs for storage containers, towable portable restrooms and hand washing stations. Yard space to be provided by the Association.*
- *The contractor shall use proper care and caution to minimize damages to existing landscaping adjacent to the work area. The owner understands that some landscape damage may occur, as this is inherent to this type of work.*
- *All landscaping to be cut back from all surfaces that need to be repaired a minimum of 18", including*
- *HOA shall have their landscape contractor perform this work prior to project start date.*
- *Abatement, such as but not limited to lead, asbestos, and mold are not included in this proposal*
- *Personal items on patios and adjacent to the units to be moved or removed by the owner.*



• Trellis repairs are not included in this bid but can be added as a supplemental cost and invoiced through the Association.
• Hidden damages are not included in this bid.
• Material costs are subject to change based on pricing at the time of purchase. Materials will be price checked before execution of project contract. Critical Path Reconstruction cannot be responsible for material price increases before and during the project.
• Any changes made to pricing will be negotiated before the contract is executed.
• Engineering, plans, permits, processing and building code upgrades are not included in this bid but are a reimbursable cost, if necessary.
• Critical Path Reconstruction will execute the repairs to the highest standards with minimal inconvenience to the residents.

BID PRICING
Siding and Trim Scope: \$1,465,021.00
Fencing Scope: \$588,599.00
Note: We are pleased to offer this discount on our original proposal. We greatly appreciate the work you have awarded Critical Path Reconstruction and have really enjoyed working with you and your excellent Management Team. This is a good-will discount and, in part, covers a refund for the inspection and scope creation Critical Path Reconstruction was hired to perform. We look forward to continuing our relationship with Nepenthe Homeowner's Association and, if awarded, hope to improve our relationship for the Phase 2 repairs.
PROJECT GRAND TOTAL: \$2,053,620.00
SEE ATTACHED UNIT PRICING BY UNIT

Sincerely,

Bill Shewman – President - Critical Path Reconstruction Inc.

From: Nicole Marks Nicole.Marks@fsresidential.com
Subject: RE: Interior Damage from Siding Project
Date: Nov 26, 2024 at 11:08:40 AM
To: Nancy Cochrane ncc.1955@yahoo.com

Hi Nancy,

Please see screenshot below from Page 2 of the contract, section 8.

NA agrees to defend, indemnify and hold Contractor harmless from any and all claims, losses, liability, damages, or expenses (including reasonable attorney fees and litigation expenses) arising out of performance of this Agreement by Contractor to the extent such claim or damage is caused by the act, omission, negligence, or misconduct of NA, its agents, employees, volunteers, or representatives, except for (but only to the extent of) liability directly caused by Contractor, or Contractor's agents, employees, volunteers, or representatives.

Thank you,



From: Nancy Cochrane <ncc.1955@yahoo.com>
Sent: Monday, November 25, 2024 8:33 AM
To: Nicole Marks <Nicole.Marks@fsresidential.com>
Subject: Re: Interior Damage from Siding Project

Morning Nicole,
Hope all is well.

I reviewed the contract you sent me but unfortunately it does not contain the language that was printed in the Friday Updates (that is attached again here).

Is there another contract that contains this "hold harmless " language?

If this language is only being quoted by the construction company where is it originating from?

And again, the language quoted as coming from the contract only references damaged items that homeowners failed to remove from their walls and

"popped" nails.

Thanks for helping me sort this out.

Nancy

Sent from my iPhone

On Nov 20, 2024, at 10:44 AM, Nicole Marks
<Nicole.Marks@fsresidential.com> wrote:

Hi Nancy,

Thank you for your email. Please see attached for the CPR contract.

Please reach out if you have any questions or concerns.

Thank you,

<image001.jpg> **NICOLE MARKS, CMCA, AMS**
General Manager
Direct 916.929.6380
<image004.jpg>

From: Nancy Cochrane <ncc.1955@yahoo.com>
Sent: Friday, November 15, 2024 10:48 AM
To: Nicole Marks <Nicole.Marks@fsresidential.com>
Subject: Interior Damage from Siding Project

Hi Nicole,

I'm back from my trip. Thank you again for working with Bill and Anna.
I saw this quote in the Nepenthe info and was wondering if I can read the actual contract from CPR.

It honestly does not sound reasonable that the company would be held harmless for damage to interior walls (not nail pops). And this situation is not due to lack of care on the homeowner's part because they failed to take a picture off the wall.

Is there a chance I can come up to the office and read the contract?

Thank you.

Nancy

<image003.jpg>

Letter to the Board - White.docx

To the Nepenthe Board

Dec 18, 2024

Fireplace Inspections.

Recently a neighbor had their fireplace inspected, the inspection found major damage and potential for a chimney fire that could spread to the attic or roof. The costs of repairing the damage ranged from 7 to 10 thousand dollars.

I own a condo unit in the Rosemont area. A few years ago, that association required everyone to have their fireplaces inspected. They recognized the potential for major damage if a fire started in one unit and spread to others.

We are at the same risk, but even more given the number of pine trees here in Nepenthe, and the potential for fire spread. I think that it would be a good idea for the Board to find a fireplace inspection company and require everyone to have one done. Given the number of homes here we should be able to get a good price, and every owner should understand the need for the inspection and be OK with the costs. The inspector could certify homes with gas, electric or pellet inserts so they don't require inspection.

I also notice that many of the homes here do not have cap spark arrestors on them. Not only is this a fire hazard but every year a foot and a half of water pours down their chimney, causing more damage. Perhaps the inspection company could offer a good price to add this safety item to homes without one.

Anyway, just a thought, as you know I am not looking forward to shelling out \$50,000 should tree fall on my home or a neighbor's fireplace catch my home on fire.

Bill White

Elmhurst Cir.

OpenSession_12042024_Minutes.pdf



NEPENTHE ASSOCIATION

Open Session

December 4, 2024 6:00 PM
Nepenthe Clubhouse
1131 Commons Drive
Sacramento, CA

MINUTES

Directors Present

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

Directors Absent

None

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 December 3, 2024 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 met in Executive Session on December 3rd. The Board took the following actions during the December 3rd meeting:

- The Board approved renewal proposal from Sparkling Clear Pool Service in the monthly amount of \$2,700
 - *This proposal was approved unanimously*

III. 5TH BOARD MEMBER APPOINTMENT

The Board appoints Nina White to the Member at Large position with a term ending in May 2025.

Motion: COURTENAY DELFIN

Second: BRIAN COATES

AYEs: COURTENAY DELFIN, CHERYL NELSON, PETER LEWICKI, BRIAN COATES

NAYs: None

► **Resolved**
The motion passed

IV. REPORTS

A. GENERAL MANAGER'S REPORT

The General Manager provided the GM Report verbally.

B. CONSTRUCTION MANAGER'S REPORT

The General Manager provided the Construction Report verbally.

V. COMMITTEE UPDATES

A. ARCHITECTURAL COMMITTEE

Resolved

The Board affirms the committee's recommendations below:

Address	Modification	Recommendation
322 Elmhurst	Handrails	Approval
1020 Dunbarton	HVAC	Emergency Approval with Conditions
2274 Swarthmore	Trellis	Denial

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

► Resolved
The motion passed

B. OUTREACH COMMITTEE

Marcy Best provided a verbal update for events happening in Nepenthe.

C. ILS COMMITTEE

No committee updates from the ILS Committee were provided.

D. GROUNDS COMMITTEE

The Board appoints the following members to the Grounds Committee:

- Jane Brown
- Theresa McCrackin
- William Newbill
- Joanne Massoni

Motion: COURTENAY DELFIN
Second: BRIAN COATES

► Resolved
The motion passed unanimously

E. FINANCE COMMITTEE

The Board appoints the following members to the Finance Committee:

- Julie Valverde

Motion: COURTENAY DELFIN
Second: BRIAN COATES

► **Resolved**
The motion passed unanimously

VI. HOMEOWNER CORRESPONDENCE

A. HOMEOWNER CORRESPONDENCE - 12.04.24

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

B. HOMEOWNER COMMENT/CORRESPONDENCE FOLLOW UP - 10.02.24 & 11.06.24

The Board has provided written response to all Homeowner Correspondence received for the October 2, 2024 and November 6, 2024 Open Session Board Meetings.

VII. CONSENT CALENDAR

Resolved

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

Motion: PETER LEWICKI
Second: NINA WHITE TTEE

► **Resolved**
The motion passed unanimously

A. FINANCIAL STATEMENT - OCTOBER 2024

Resolved

The Board accepts the Association’s income statement for October 2024 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 loss of \$13,560.98 and year-to-date reserve funding of \$1,975,640 compared to the year-to-date reserve funding budget of \$2,132,694.37. The actual year-to-date operating expenses were \$2,007,731.66. The budgeted year-to-date operating expenses were \$1,721,850. The association has \$166,110.11 in operating funds, which represents 0.45 months of budgeted expenses and reserve contributions. The association has \$9,347,148.30 in reserve funds.

B. OPEN SESSION MINUTES - NOVEMBER 6, 2024

Resolved

The Board approves the Open Session Minutes dated November 6, 2024 as presented.

C. DQ POLICY

Resolved

The Board approves the policy effective January 1, 2025 as presented to be included in the Budget disclosures.

D. 2025 RESERVE STUDY

Resolved

The Board accepts the Reserve Study Dated November 4, 2024, prepared by Browning Reserve Group and approves funding \$2,081,760 to reserves in 2025.

VIII. HOMEOWNER FORUM

Multiple Owners addressed the Board during Homeowner Forum. Cheryl has notated all the comments/questions and will draft the responses for the January Open Session Board Meeting.

IX. NEXT BOARD MEETING

The Association’s next open Board meeting will be held January 8, 2025 at 6:00 pm.

X. ADJOURN

The meeting was adjourned at 6:51PM.

APPROVED	DATE