

**Esplanade @ Sommers Bend Community Association
Board of Directors Meeting
Rec Center & Zoom Meeting ID # 897 6195 9427 Passcode # 422375
May 15, 2024 - General Session Minutes**

Directors Present Gloria O'Brien – President
Wendy Bucknam – Treasurer
Nicole Balchunas – Secretary

Directors Absent None

Seabreeze Mgmt. Stephanie Schumann, CACM, Director of Community Management and Julian Rabago, Associate Manager, Courtney Chastain, Vice President Community Management and guest Linda Keefer.

Call to Order The Board of Directors General Session Meeting was called to order at 4:05 p.m. The notice and agenda were posted at the designated location at least four (4) days prior to the meeting in accordance with California Civil Code.

1. Executive Session Acknowledgment An Executive Session meeting was held prior to the General Session to discuss matters related to member discipline, member delinquency, 3rd party contracts, personnel issues, and/or approval of prior Executive Session minutes.

2. Owner questions regarding Agenda There were no questions or comments.

3. Consent Calendar Resolution: A motion was made, seconded, and unanimously carried that the following Consent Calendar items be approved as presented.

A. Financial Statements *Financials are emailed to the Board monthly.*
Recommendation: That the current financial statements (April) and reconciled bank statements be ratified as presented, subject to audit/review by a CPA at fiscal year-end. These financial statements were reviewed by the Board of Directors within the timeframes required by California Civil Code and the Association's governing documents.

Total Operating Accounts	\$160,214.07
Total Reserve Accounts	\$211,227.42
Total Other Assets/Liabilities	\$5,719.92
Total Assets	\$377,161.44

- B. General Session Minutes** Resolution: A motion was made, seconded, and unanimously carried that the General Session Minutes dated April 17, 2024, be approved as presented.
 - C. Assessment Bond** None.
 - D. Action List** The Board reviewed and accepted the Action List Report.
 - E. Ratify ADA Chair Covers** Resolution: A motion was made, seconded, and unanimously carried that the Board ratify the proposal from Aquarius for covers for ADA chairs in the amount of \$900.00.
- 4. Reports**
- A. DRC Report** The Board reviewed and accepted the DRC Report.
 - B. Lifestyle Report** Update on Lifestyle events.
- 5. Landscape** None.
- 6. Unfinished Business** Proposals and discussion on stove for kitchen have been tabled until June.
- A. Proposals – Stove/Kitchen**
- 7. Committees**
- A. Social** Updates on past and upcoming events were given by Gail Shepard.
 - B. Garden** Update on recent events were given by Mary Haddad.
 - C. Financial** None currently.
 - D. Facilities** None currently.
 - E. Landscape** The Board reviewed the landscape walk report from 5/7/24 presented by the Chair, Barry Leonard. The report included observations, updates, and recommendations for the Board to consider. The Board resolved to have the landscape company provide proposals for the areas noted by the landscape committee and have them prioritized.
- 8. New Business**
- A. Proposed Pickleball Tournament Rules** The Board reviewed the proposed Pickleball Tournament Rules for the Board's review. No homeowner comments were received. Resolution: A motion was made, seconded, and unanimously carried that the Board approve the proposed Pickleball Tournament Rules as presented.

- B. DRC Committee Interest** The Board reviewed one new DRC Committee interest form for the Board's consideration. The Board was also notified that Alan Srutowski and Jay Shepard would like to stay on the committee if there were no other interested homeowners.
Resolution: A motion was made, seconded, and unanimously carried that the Board appoint Ginny Carson and Alan Srutowski for the 2-year term and Jay Shepard for a 1-year term with Alan to be the new Committee Chair. The Board thanks past member Bill Mockabee for his participation on the DRC over the last 2 years.
- C. Insurance Renewal** The Board reviewed insurance renewal proposal from current insurance broker LaBarre/Oksnee.
Resolution: A motion was made, seconded, and unanimously carried that the Board approve the insurance renewal for 6/1/24-6/1/25 in the amount of \$13,610.
- D. Proposal Holiday Display** The Board reviewed holiday light display proposal from last year's vendor California Christmas Lighting.
Resolution: A motion was made, seconded, and unanimously carried that the Board approve the proposal from California Christmas Lighting in the amount of \$3200.
- E. Proposals Street Sweeping** The Board reviewed proposals for street sweeping with options monthly, twice a month.
Resolution: A motion was made, seconded, and unanimously carried that the Board review approve the proposal from Sweeper Guys in the amount of \$200 monthly with service to start July 1 ,2024.
- F. Homeowner Request Safety** The Board reviewed correspondence from owner asking for the Board to consider forming a Safety Committee. The Board resolved to send out interest request to the community to see if there would be interest from members to participate.
- G. Proposal Gate and Access Control Maintenance** The Board reviewed proposals from California Gate for gate and access control maintenance as well as information on cost related to the cradle point system for the access control system.
Resolution: A motion was made, seconded, and unanimously carried that the Board approve monthly service for gate maintenance in the amount of \$631.00 a month, monthly service for access control maintenance in the amount of \$335.25 quarterly as well as the \$948.00 for the quarterly cellular interest service, known as the cradle point system. Service to start after the gates have been taken over from Taylor Morrison to Esplanade.

H. Clubhouse Reservation Rules Discussion

Discussion on Clubhouse Reservation Rules was tabled until the June meeting.

I. HO Request

The Board reviewed a homeowner's request asking for the board to consider putting up no solicitation signs on the vehicle gates. Resolution: A motion was made, seconded, and unanimously carried that the Board directed management to get a quote for pricing for the sign and installation for all 2 entry gates. Management to check with Woodside Homes, the master builder to ensure this signage would be okay.

9. Association Updates

Esplanade is continuing to work with pest control vendor to get gopher issue under control with service increased to 2 times a month. SBMA has gopher service on the ridge weekly. Introduction of GM

10. TM Builder Update

Construction updates from Taylor Morrison:

- Last lot closed 5/13/24.
- Working on getting permanent power for the landscape controllers in PA 19.
- Still need to complete street repairs and seal on Daybrook.
- Scheduled a turnover appointment with gate vendor and Association for early June.

11. Owner Forum

The topics discussed in the homeowner forum are as follows:

- Request for timeline for cleanup of gutters from street seal. **This has been requested and waiting on schedule.**
- Request to replace clock by pool restrooms, it no longer works. **Mgmt will get a new clock ordered.**
- Concern with neighbors' improvements and safety issues. **Mgmt will get with owner and neighbor offline to address.**
- Request for the Board to consider a plan to upgrade the plant material in the parkway planters in the community. **The Board is already working on this request and will work with the Landscape Committee on it.**
- Question on if there is going to be reduction in fees for the Esplanade HOA fees when TM is released. **The current fees for both the HOA and Cost Center are accurate and will be the same through December 2024. The Board will develop and approve budget for 2025 later this year and it will be distributed to the membership in October 2024.**
- Question on if there is a way to program the gate access to an owner's car 2 or 3 button remote. **Unfortunately, not.**

- Question if the \$35 extra fee goes to the general fund and where in the CC&R's is the information for the extra charge. **No, the \$35 fee for the Cost Center will be kept in the account for the operating and reserve expenses only related to the Cost Center budgeted items. The cost center is noted and detailed throughout the CC&R's including in section 1.1.25 details the cost center and the separate expense.**
- Question on why present power is required before turning over Daybrook, Lucida, Novel in order to get the slope serviced in the meantime. **The areas in question are part of Sommers Bend Master and so requests for service need to be directed to Sommers Bend Master.**
- Comments and questions with regards to building transition and owners interests were being represented by experts. **Board advised that this is being done at each stage and when experts/legal review was needed, it was obtained and used.**
- Comments on pavement conditions on private streets and request for the Board to not allow turn over the streets to the Association and wanting to know what homeowner/committee member were on the street walk. **Homeowner/Committee Members present were Gloria O'Brien and Jay Shepard. Nicole read a Taylor Morrison statement on the streets.**

12.Next Meeting

The next Board of Directors meeting is scheduled for June 27, 2024, at Esplanade at Sommers Bend Resort Campus in the Gathering Center. Executive Session starts at 3:00 p.m. with the General Session to follow at 4:00 p.m.

Adjournment

There being no further business to come before the Board in General Session, a motion was made, seconded, and unanimously carried to adjourn at 5:25 p.m.

Certificate of Authenticity

I, _____, hereby certify that the foregoing is a true and correct copy of the General Session minutes of the Board of Directors held on the above date.

Printed Name

Title

Signature

Date