

**Esplanade at Sommers Bend Community Association
Board of Directors Meeting
Via Zoom Meeting ID: 897 6195 9427 Passcode: 422375
May 17, 2023 - General Session Minutes at 4:00pm**

- Directors Present** Jeanne Markel - President
 Wendy Bucknum – Treasurer
 Nicole Balchunas – Secretary
- Seabreeze Management Company, Inc.** Stephanie Schumann, Senior Community Manager
 and Natalie Vasquez, Lifestyle Director
- 1. Call to Order** As a quorum was present, the Board of Directors General Session Meeting was called to order at 4:04 pm. The notice and agenda were posted at the designated locations within the community at least four (4) days prior to the meeting in accordance with Civil Code.
- 2. Executive Session Acknowledgment** An Executive Session meeting was held prior to the General Session to discuss matters related to the formation of 3rd party contracts, member delinquency, and the approval of Executive Session minutes.
- 3. Owner questions regarding Agenda Items Only** Owners were given an opportunity to ask questions related to any agenda items as open forum is at the end.
- 4. Consent Calendar** Resolution: A motion was made, seconded, and unanimously carried that the following Consent Calendar items be approved as presented.
- A. Financial Statements** Resolution: A motion was made, seconded, and unanimously carried that the financial statements and reconciled bank statements dated April 2023 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.
- B. General Session Minutes** Resolution: A motion was made, seconded, and unanimously carried that the General Session Minutes dated April 19, 2023, be approved as presented.
- C. Assessment Bond Release** A motion was made, seconded, and unanimously carried to approve Assessment Bond release for Phase 17, Tract 37341-14, lots 10-13 and 37-41, more than 20% of the lots have sold and the Developer is current on assessments.
- Financial Recommendation** The Board reviewed investment recommendations from Capital Reserve Group to invest excess funds from the operating and reserve accounts as needed to stay below the \$250,000 FDIC insured limit.
Resolution: A motion was made, seconded, and unanimously carried to purchase 2- \$25,000 Reserve CD’s, one for 6 months and one for 9 months with Capital Group.
- 5. Reports**
- A. Action Report** The Board reviewed and accepted the current Action List Report.
- B. DRC Report** The Board reviewed and accepted the current DRC report.
- C. Lifestyle Report** Natalie Vasquez provided a Lifestyle Report and Resort Campus updates.
- Information on upcoming May/June events.

- 6. Landscape** The Board reviewed 6 proposals from Gothic Landscape for plant fill in around the recreational facility and along Sedge in the amount of \$16,278.45.
Resolution: A motion was made, seconded, and unanimously carried to approve proposals with a change from using Lantana to an alternative plant that will hold up to heat and cold and be drought tolerant. The Board would like to request Gothic attend quarterly board meetings to review items with the Board and members.
- 7. Committees**
- A. Facilities Committee Report Kitchen Electrical** The Board reviewed a report from the Facilities Committee regarding the kitchen electrical, motion sensors for the rec facility, acoustic in the main clubhouse room, firepits and kitchen stove.
Nicole Balchunas reported that Taylor Morrison had Aliso Electric out to look at the reported concerns related to the kitchen outlet issues and they advised they found the wiring installed was upped as is noted on the plans. They found an outlet where something was touching metal and fixed that issue.
No further direction was given at this time. Items will be tabled awaiting recommendations from the Facilities Committee for the remaining items assigned to the Facilities Committee.
- B. Executive Committee** The Board reviewed minutes from the March 17, and April 5 Executive Committee minutes as well as a report summary. The Executive Committee has some additional questions for legal and will decide next steps after receiving input from legal.
- 8. Unfinished Business** The Board reviewed the revised Draft Financial Advisory Charter.
A. Draft Financial Advisory Charter Resolution: A motion was made, seconded, and unanimously carried to approve after adding qualifications to the charter. The Board requested a Committee Interest form be sent out to the membership so they can be reviewed at the June meeting.
- 9. New Business**
- A. Proposal Insurance Renewal** The Board reviewed the insurance renewal proposal from LaBarre/Oksnee for 6/1/2023-6/1/2024 in the amount of \$9800.00.
Resolution: A motion was made, seconded, and unanimously carried to approve insurance renewal with LaBarre/Oksnee.
- B. Proposal Reserve Study FY 2024** The Board reviewed a proposal from current vendor ARS in the amount of \$775 for a level 2 study. Management recommended the Board consider approving a level 1 study that would include measurements, component counts with photos.
Resolution: A motion was made, seconded, and unanimously carried to approve ARS to conduct a level 1 study with photos for FYE 2024.
- C. Proposal Stripe Bocce Ball Court** The Board reviewed proposal from ADR to stripe courts in the amount of \$520.24.
Resolution: The Board resolved to deny due to expense. An offer was made by a homeowner to do it for no charge.
- D. Proposal Replace Fans in Flex Gathering** The Board reviewed the cost for purchasing new fans that would have lights in the fixture to add more lighting to the flex gathering room.
Resolution: The Board resolved to send this item to the Facilities Committee to review and provide a recommendation to the Board.
- E. Proposal Add RFID Reader System to Entry Gates** The Board reviewed a proposal from California Gate to add a RFID Reader System to the entry gates where every car would have a tag that the system would read and open the gates for entry. The proposal was for \$26,746.28.
Resolution: The Board resolved to table the item and revisit after the gates are turned over to the Association.

- 10. Association Updates** The following updates were provided to the members:
- Continuing to be working with Pest Control to get gopher issue under control. Requested assistance from Anna at Sommers Bend Master and Woodside Homes on their sides.
 - Working with HOA landscaper to change out the HOA parkway planter mulch to Premium Chocolate color over the next few months in the parkways the HOA has taken over currently.

- 11. Taylor Morrison Updates** The following updates from Taylor Morrison were provided to the members.
- As of 4/19/2023 all fireplace replacements have been completed.
 - The 2 pedestrian gates at Butterfield Stage and on Sonders are online with the Proptia system used for Esplanade. Woodside and Taylor Morrison are finalizing documents and there will be a turnover walk when the pedestrian gates come on. Currently drafting documents.
 - Estimated project completion is still Q1 2024.
 - Construction updates, 7 phases under construction, entries, street works, and street sweeping will be done 2 times a week. The sidewalk at the main entry will be closed on the right side and the Sonders vehicle gate is now closed as construction is completed on that end of the community.
 - PA 24 still having street work/repairs on going.

- 12. Owner Forum** In accordance with State Statute, the homeowners present were given an opportunity to address the Board of Directors. The following items were presented:
- Question – Can we get signs at the entry that remind owners to turn off the lights before leaving the clubhouse after an event.
 - Comments on the landscaping concerns at the Master Association and how it is affecting the homes that abut the ridge line from the Master Association.

- 13. Announcement Next Meeting** The next Board of Directors meeting is scheduled for June 21, 2023 at 4:00pm

- 14. Adjournment** There being no further business to come before the Board of Directors in General Session, a motion was made, seconded, and unanimously carried to adjourn at 5:27 p.m.

Certificate of Authenticity

I, Jeanne Markel, hereby certify that the foregoing is a true and correct copy of the General Session minutes of the Board of Directors for the Esplanade @ Sommers Bend Community Association.

DocuSigned by:
Jeanne Markel

President, HOA

6/27/2023

Signature

Title

Date