

**Esplanade @ Sommers Bend Community Association
Board of Directors Meeting
Rec Center & Zoom Meeting ID # 897 6195 9427 Passcode # 422375
September 20, 2023 - General Session Management Report**

Directors Present Jeanne Markel - President
Wendy Bucknum – Treasurer
Nicole Balchunas – Secretary

Directors Absent None.

Seabreeze Mgmt. Co. Stephanie Schumann, Director of Community Management

1. **Call to Order** As a quorum was present, the Board of Directors General Session Meeting was called to order at 4:03 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** The Board met in Executive prior to General to discuss delinquencies, third party contracts, violations, and approved minutes.

3. **Owner questions regarding Agenda Items Only** *There were no questions.*

4. **Consent Calendar** Resolution: A motion was made, seconded, and unanimously carried that the following Consent Calendar items be approved.
 - A. Financial Statements *Financials are emailed to the Board monthly.*
 Recommendation: That the current financial statements (July) 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	\$121,698.50
Total Reserve Accounts	\$150,951.78
Total Other Assets/Liabilities	\$7,767.56
Total Assets	\$280,417.84

 - B. General Session Minutes Resolution: A motion was made, seconded, and unanimously carried that the General Session Minutes dated August 16, 2023 be approved as presented.

 - C. Assessment and Maintenance Bond Release The Board reviewed the assessment and maintenance bond releases for phase 21, 23, &25. The requirement for 80% of the lots being closed and the developer being current on assessments has been met and the common areas for these areas have been turned over to the association.
 Resolution: A motion was made, seconded, and unanimously carried that the Board approve.

- D. Ratify Backflow Repair
The Board reviewed the invoice in the amount of \$992 from Vogel's Plumbing and Backflow for repairing backflow at the parking lot of the rec facility. Resolution: A motion was made, seconded, and unanimously carried that the Board ratify approval.
- 5. Reports
 - A. Action List Report
The Board reviewed the Action List Report.
 - B. DRC Report
The Board reviewed the Design Review Committee Report.
 - C. Lifestyle Report
Natalie Vasquez present to give Lifestyle Report.
- 6. Landscape
None at this time.
- 7. Committees
 - A. Social Committee
None at this time.
 - B. Financial Committee
The Financial Advisory Committee will be meeting with Financial Manager Bill Turner as well have been asked to review the 2024 draft reserve study prepared by ARS and provide input to the Board at the October meeting.
 - C. Facilities Committee
The Facilities Committee provided proposals to the Board just before the meeting. The Boar resolved to review the proposals and schedule the next Town Hall with the membership. The Facilities Committee also presented Catering Kitchen Report and updates on clubhouse sound control. Items will be reviewed by the Board at the next meeting.
 - D. Executive Committee
This item is an open item on the agenda and will remain on the agenda for updates of the Executive Committee. The Executive Committee will review the proposals provided at the board meeting and schedule the next Town Hall meeting for the membership.
- 8. Unfinished Business
 - A. Draft Reserve Study FY 2024
The Board reviewed the draft reserve study prepared by ARS for the fiscal year 2024. Resolution: The draft reserve study was tabled to allow the Financial Advisory Committee to meet with Financial Manager and have questions answered by Nick with ARS.
 - B. Edits/Clarification Language Handbook
The Board to discuss and provide language for edits/clarification to the Community Handbook. Resolution: This was tabled until the next meeting. Jeanne to provide edits in time for the next board meeting.
- 9. New Business
 - A. Proposal Sign
The Board reviewed the proposal from Fusion Sign for sign. The sign is for the rear pedestrian gate that leads from trails into community behind the pool. Resolution: A motion was made, seconded, and unanimously carried that approve the proposal in the amount of \$230.00.

B. Proposal Bluetooth Reader The Board reviewed proposal in the amount of \$1,559.39, from California Gate to add a Bluetooth reader to the Lucida gate. Resolution: A motion was made, seconded, and unanimously to table and ask California Gate if there is already conduit in place to accommodate this.

10.Association Updates Continuing to work with pest control vendor to get gopher issue under control. Service for gopher increased to 2 times a month. Anna with Sommers Bend is aware of and is working with the Master Association Landscape and with Woodside Homes with regards to weeds on the back slopes of Esplanade as well as the walking trails and other areas that fall under Sommers Bend.

11. TM Builder Update Construction Vehicle Gate Issues Warranty Requests Submitted to Jeff Perkins

12. Owner Forum Question on if lot 9 was still going to be a house, yes. Is gate maintenance being done by TM while they still own the gates. What will the warranty be when the HOA takes over? Request for map with maintenance responsibility. Question on process for warranty items to TM. Request to have hedge between pickleball courts and home next to that lot. Question on how the pool of owners will be considered when developer comes off board. Why did entry sign change?

13.Next Meeting The next Board of Directors meeting is scheduled for 10/18/23 at 4:00 PM.

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 10/31/2023
Signature 3F5809F197E049D... Title Date