

**Esplanade at Sommers Bend Community Association
Board of Directors Meeting
Via Zoom Meeting ID: 897 6195 9427 Passcode: 422375
June 21, 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 4:00 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 May 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.

The Board, at the May Board meeting approved to invest excess reserve funds with Capital Reserve Group of Comerica Securities. The Board was advised that one of the 3 Board members would have to fill out the forms/application which requires their social security number. None of the Board Members are willing to do this at this time. The Board was advised that at this time Sunwest Bank offers ICS which offers fund protections in excess of \$250,000, but it is managements recommendation for the board to move funds in excess of \$250,000.00.
 - B. General Session Minutes**

Resolution: A motion was made, seconded, and unanimously carried that the General Session Minutes dated May 17, 2023, be approved as presented.
 - C. Ratify Spa Repair**

A motion was made, seconded, and unanimously carried to ratify the spa repair in the amount of \$2,070.36 to replace the tube bundle within the heater. The item was approved as an urgent item due to further damage it could cause if not replaced right away.
 - D. Ratify Domestic Water Line Repair**

The invoice for this repair was not ready in time for the board meeting for the board to review and ratify. Will be added to the next board packet.

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 June/July events.

6. Landscape

Isaac Regis and Gilbert Barajas with Gothic Landscape were present to provide an update on landscaping projects and answer any questions/concerns membership has. Gothic explained what happened with mulch color that was installed on Sonder and Sedge and advised that Gothic wanted to make things right. Gothic offered, if the Board elected to continue with the Premium Mahogany color used, they would redo an owner's yard that had installed the Premium Chocolate color in their yards so it would coordinate with the HOA planters. Additionally, they would offer 10 yards of mulch to be used by the HOA.

Resolution: The Board resolved to continue with the Premium Mahogany color moving forward and thanked Gothic for offering a solution to the issue.

The Board reviewed 9 proposals from Gothic Landscape for plant fill in on Hyacinth, Ninebark, Olea, Crafton, Sonder, Melic/Goldback, and Dalisay in the amount of \$18,133.62. The Board was advised that 2 of the bids were not needed as those were previously approved on prior bids so the total for the items to be considered is \$8,923.02.

Resolution: A motion was made, seconded, and unanimously carried to approve proposals with a note to change from using Lantana to an alternative plant that will hold up to heat and cold and be drought tolerant when it is just more than just a fill in plant amongst an area already filled with Lantana.

7. Committees

- A. Facilities Committee Report Kitchen Electrical** The Board reviewed a report from Taylor Morrison from Aliso Electric on the inspection of the kitchen electrical wire installation. In addition, the Facilities Committee provided a report and photo claiming what they have found shows the wiring was not installed as required. Nichole with Taylor Morrison advised that a meeting of all parties could be set up to review this issue. Nicole will get dates and times and Management will help coordinate with the Facilities Committee. The Facilities Committee also provided input in their report that they are making progress on the firepit recommendation and requested additional information from management from SCE to evaluate usage of electricity so they can evaluate and provide recommendation to the Board on the motion sensors proposal. Other items still being reviewed by the committee are acoustic in the main clubhouse room and kitchen stove.
- B. Executive Committee** At this meeting, there was no additional information from the Executive Committee. The Board/Committee requested to be able to meet with Legal Council via zoom to discuss additional questions/direction for moving forward.

8. New Business

- A. Proposal Holiday Display** The Board reviewed 2 proposals for holiday light display from ADR and vendor used last year, California Christmas.
Resolution: A motion was made, seconded, and unanimously carried to approve proposal from California Christmas in the amount of \$3,000 and Association will purchase their own wreaths that can be used over the years.

- B. Proposal Annual Inspector of Elections Services 2023** The Board reviewed 3 proposals for this service. Two of the bids came in just before the meeting and so the Board did not get a chance to review the proposals. The Board resolved to table the proposal and revisit at the July meeting.
- C. Proposed Revised Pool Committee Charter** The Board reviewed proposed edits to the Pool Committee Charter. Resolution: A motion was made, seconded, and unanimously carried to approve proposed edits.
- D. Financial Committee Interest Forms** The Board reviewed 4 committee interest forms received for the Financial Committee. Resolution: The Board resolved to appoint Bob Brooks, Gina Magee, Mark O'Brien and Randy Oka to the Financial Advisory Committee.
- E. Proposal Propane Vendors** The Board reviewed proposals from 2 propane companies. Resolution: The Board resolved to table the item and requested additional bids for the next meeting.
- F. Correspondence Discussion Gate Fobs/Credential/Transponders** The Board reviewed correspondence from a homeowner with concerns about charges and description of gate fobs, transponders and credentials not being clear. Resolution: The Board resolved to have management review and provide proposed edits to the community documents that can be reviewed by the Board at the meeting in July. Once edits are clear, the proposed amendments will be sent to the membership for 28 day comment period before the board can review for approval at the August meeting.

- 9. 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 Mahogany color and fill in plant material over the next few months in the parkways the HOA has taken over currently.

- 10. Taylor Morrison Updates** The following updates from Taylor Morrison were provided to the members.
- 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 is in full mode as final homes are being built. Construction will impact entries and streets during this time.
 - 18 homes left to sell.

- 11. 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 permanent holiday lights be considered.
 - Concern with gate access using the call feature, does not ring to homeowner's phone and goes straight to voicemail.
 - Can an update be provided on the spin and recumbent bikes that are still not working.
 - Non-residents in pool and facility area. Staff will make rounds during office hours to enforce this, if after hours, members can call police and report trespassing.

- Question on status of fixing exit gate on Sonders. Taylor Morrison continues to work with California Gate to figure out and fix issues.
- Can the website include trade recommendations that are listed on the Facebook account.
- Request PDF of CC&R's from Taylor Morrison.

12. Announcement Next Meeting The next Board of Directors meeting is scheduled for July 19, 2023 at 4:00pm

13. 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.

<p><small>DocuSigned by:</small></p> <p><i>Jeanne Markel</i></p> <p><small>3F5809F197E949D...</small></p>	<p>President, HOA</p>	<p>7/24/2023</p>
Signature	Title	Date