

**Esplanade at Sommers Bend Association  
Board of Directors Meeting  
At Sommers Bend Resort Campus; Gathering Center  
Zoom Meeting ID: 838 2074 9617 Passcode: 413712  
32176 Goldback Way, Temecula, CA 92591  
Wednesday, March 20th, 2024  
General Session Minutes**

- Directors Present** Gloria O'Brien – President  
Wendy Bucknam – Treasurer  
Nicole Balchunas - Secretary
- Directors Absent** None
- Seabreeze Management Company, Inc.** Stephanie Schumann, CACM, Director of Community Management  
Julian Rabago, Associate Manager
- 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 Acknowledgement** 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** Resolution: A motion was duly made, seconded, and unanimously carried that the financial statements and reconciled bank statements dated February 2024, 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       | \$121,260.65 |
| Total Reserve Accounts         | \$188,038.79 |
| Total Other Assets/Liabilities | \$14,048.23  |
| Total Assets                   | \$323,347.67 |
- B. General Session Minutes** Resolution: A motion was duly made, seconded, and unanimously carried that the General Session minutes, with corrections, February 21, 2024 as well as the Organizational minutes from January 17, 2024, be approved.
- C. Assessment Bond Release** The Board reviewed the assessment and maintenance bond release for Phase 30, tract 37341-15 lots 1-4 & 8. The 80% required lots have been closed and the developer is current on all assessments.

Resolution: A motion was made, seconded, and unanimously carried that the assessment and maintenance bond release for Phase 30 tract 37341-15 lots 1-4 & 8 be approved.

**D. Ratify Spa Circulation Pump Replacement**

The Board reviewed and a motion was made, seconded and unanimously carried to ratified the approval of the invoice in the amount of \$1,150.15 from Breakpoint Pools to replace the spa circulation pump needed to continue to run the spa.

**E. Action List**

The Board reviewed and accepted the Action List Report.

**4. Reports**

**A. DRC Report**

The Board reviewed and accepted the Design Review Committee Report.

**B. Lifestyle Report**

Gail Shepard present to provide a Lifestyle update.

**5. Landscape**

The Board reviewed the proposal from Gothic to remove and replace a tree in the parking lot at the clubhouse that is leaning and cannot be straightened and poses a safety concern.

Resolution: A motion was made, seconded, and unanimously carried that the board approve the proposal from Gothic in the amount of \$413.88 to remove the tree, and replace with 15-gallon tree.

**6. Unfinished Business**

**A. Proposals – Stove/Kitchen**

Proposals and discussion on stove for kitchen have been tabled until June.

**B. Pool Heaters/Vis Bypass/Stacks**

The Board reviewed and discussed the Pool Heater/Vis Bypass/Stacks situation and presented an update.

Resolution: A motion was made, seconded, and unanimously carried to withdraw approval of the proposals from Breakpoint Pools to replace the 2 pool heaters, venting and vis bypass and to approve a proposal from Aquarius Pools in the amount of \$20,800 which will include venting for all 4 heaters and vis bypass for all 4 heaters.

In Executive Session, the Board approved to terminate the current pool vendor Breakpoint Pools with the last day being 4/30/24 and approved a new pool vendor contract with Aquarius Pools to start 5/1/2024.

**7. Committees**

**A. Social Committee**

Head of the Social Committee, Gail Shepard, present to provide information on upcoming events.

**B. Garden Committee**

The Board reviewed and discussed the January 24, 2024, minutes from the Garden Committee.

Resolution: A motion was made, seconded, and unanimously carried that the Board approve the minutes from the Garden Committee.

**C. Financial Committee** Bob Brooks, member of the Social Committee, present to provide information on the Private Street Cost Center Assessment and reserve analysis funds.

**D. Facilities Committee** The Board reviewed and discussed the minutes from the Facilities Committee.

Resolution: A motion was made, seconded, and unanimously carried that the Board approve the minutes from the Facilities Committee.

## 8. New Business

**A. Draft Firepit Rules** The Board reviewed and discussed the drafted Firepit Rules.

Resolution: A motion was made, seconded, and unanimously carried that the Board approve the drafted Firepit Rules.

**B. Proposal Firepit Sign** The Board reviewed and discussed the attached proposals for signs for the Firepit Rules.

Resolution: A motion was made, seconded, and unanimously carried that the Board approve the signs for the Firepit Rules and for Protec to post the signs once they are completed.

**C. Proposal Firepit Cover** The Board was notified by Facilities Committee Member Anthony Haftel that this item was no longer needed.

**D. Homeowner Request Squeegee** The Board reviewed the request to purchase a squeegee for the Pickleball courts.

Resolution: A motion was made, seconded, and unanimously carried that the Board approve the purchase of a squeegee for the Pickleball courts NTE \$119.99.

**E. Poker Club Request Additional Table and Chips** The Board reviewed and discussed the request to purchase an additional poker table and chips.

Resolution: A motion was made, seconded, and unanimously carried that the Board investigate different poker tables than the one requested and approve the purchase of the poker table picked by the Board NTE \$626.28.

**F. Proposal Reserve Study FY 2025** The Board reviewed and discussed the proposal from the current reserve company, ARS, for a reserve study for FYE 2025.

Resolution: A motion was made, seconded, and unanimously carried that the Board approve the proposal for a level 1 reserve study for the Cost Center and a level 1, if needed for the Association, for FYE 2025. Cost for the Cost Center is \$675 and for the Association is \$1075.

**G. Draft Landscape Charter** The Board reviewed and discussed the draft for the Landscape Committee Charter.

Resolution: A motion was made, seconded, and unanimously carried that the Board approve the draft for the Landscape Committee Charter and requested management send out Landscape Committee Interest to the membership to be reviewed at the April meeting for consideration.

**H. Sommers Bend Master**

The Board presented an update to the community for the request for Esplanade homeowners to use Sommers Bend Master Association lap pool until Esplanade pool heaters are up and running. Sommers Bend has graciously allowed Esplanade residents, on a temporary basis for a 3 month period April 1-June 30, to use the pool for a \$20 a month (\$60.00 for the 3 month period) and is restricted to just the Sommers Bend lap pool and restroom.

**9. Association Updates**

Association updates provided by Management:  
- Association is continuing to work with pest control vendor to get gopher issue under control. Service for gophers 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.

**10. TM Builder Update**

Taylor Morrison Updates:  
- 2 final lots left to close, 1 lot to close at the end of the month, 1 at the end of June.  
- Pavement seal throughout the community to occur at the end of April, Homeowners will be notified, and clubhouse parking will be available for homeowners.  
- Pool pedestrian gate was fixed, and Sedge pedestrian gate is in progress to be fixed.

**11. Owner Forum**

The topics discussed in the homeowner forum are as follows:  
- Gloria O'Brien: Presented an update to homeowners on the General Manager job posting.  
- Barry Leonard: Had a question on if the General Manager gets trained and for how long?  
- Gail Shepard: Had a question on when the pavement seal will occur.  
- Jack Gibbons: Had a question if Homeowners get to be part of the selection process for the new General Manager.  
- Bob Brooks: Asked questions on if the Finance Committee and Seabreeze relationship stays the same with the hiring of a General Manager and requested for staff to go back to being on-site 7 days a week.  
- Karen Eubank: Had a question on if there was a warranty for the roads in regard to the pavement seal.

**12. Next Meeting**

The next Board of Directors meeting is scheduled for April 17, 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.

**13. 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 5:06 p.m.

Gloria O'Brien **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.

Gloria O'Brien President  4/18/2024  
Printed Name Title Signature Date