

**Esplanade @ Sommers Bend Community Association
Board of Directors Meeting
Rec Center & Zoom Meeting ID # 897 6195 9427 Passcode # 422375
August 16, 2023 - General Session Minutes**

- 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** Notify residents that 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** *This is for residents to ask questions regarding the agenda items. Owner's forum will be at the end of the meeting.*
- 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 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.
- B. General Session Minutes** Resolution: A motion was made, seconded, and unanimously carried that the General Session Minutes dated July 19, 2023 be approved as presented.
- C. Ratify Proposal from Cynch Propane** The Board reviewed full contract from Cynch that was conditionally approved at the July meeting pending final contract for signature. The Board resolved to have the contract reviewed by legal before final approval.
- 5. Reports**
- A. Action List Report** The Board reviewed and accepted the Action List Report.
- B. DRC Report** The Board reviewed and accepted the Design Review Committee Report.
- C. Lifestyle Report** Board was given brief Lifestyle Report as Natalie was not present.

- 6. Landscape** None at this time.
- 7. Committees**
- A. Social Committee**
- The Board was advised that a committee member gave a verbal resignation from the Social Advisory Committee on 8/4/23.
Resolution: A motion was made, seconded, and unanimously carried that the Board acknowledged and accepted verbal resignation.
- B. Financial Committee**
- The Board reviewed and acknowledged the 7/19/23, initial Financial Advisory Committee minutes. At the next meeting the Financial Advisory Committee will appoint a chairperson. Gina Magee was appointed to be the Secretary.
- The Board reviewed the committee interest form from Fred Volpe to be considered for appointment to the Financial Advisory Committee. There are currently only 4 members, and the charter allows for 5.
Resolution: A motion was made, seconded, and unanimously carried that the Board appoint Fred Volpe to the committee to bring the committee to 5 per the charter.
- C. Facilities Committee**
- The Board reviewed and acknowledged the 7/26/23 meeting minutes and report from the Facilities Advisory Committee.
- The Board reviewed the scope of work drafted by the Facilities Advisory Committee that would be distributed as RFP for the firepits.
Resolution: A motion was made, seconded, and unanimously carried that the Board approve scope of work as submitted to be used for RFP process.
- The Board reviewed request from the Committee Chair to remove a committee member that has not participated in the committee and to appoint Greg Colella to fill vacant position as he had noted interest in being on the committee.
Resolution: A motion was made, seconded, and unanimously carried that the Board remove inactive committee member and request that Greg Colella submit a committee interest form to be considered for appointment by the Board.
- D. Executive Committee**
- This item is an open item on the agenda and will remain on the agenda for updates of the Executive Committee.
- 8. Unfinished Business**
- A. Proposals**
- Inspector of Elections**
- The Board reviewed a proposal from AB Inspector of Elections for Inspector of Elections, In person & certification of 2023 Annual Election.
Resolution: A motion was made, seconded, and unanimously carried that the Board approve proposal in the amount of \$195.00 for in-person and certification services.
- 9. New Business**
- A. Proposal**
- Amendment/Edit**
- Community**
- Handbook/Rules**
- The Board previously reviewed proposed amendments and edits to the community handbook and rules and regulations to give clarification, corrections and to add information as recommended. The draft was mailed out to the membership for 28-day comment and no comments were received.
Resolution: A motion was made, seconded, and unanimously carried that the Board approve proposed amendments and edits. There was an additional

request to add additional clarifications on accompanying guests. There was discussion on what the additional clarifications were going to be. Management requested to be provided that information and would add topic to the next agenda for further review.

B. Response Lucida Gate Access

The Board reviewed response from Taylor Morrison and Woodside Homes on request to allow all Esplanade homeowners access the Lucida entry gate in the system. Woodside Homes said they would allow full access to the Lucida gate for all Esplanade owners except the 38 standalone owners who are not within a gate area of Esplanade. The allowance is to those owners who will pay into the cost center that will pay for the use and maintenance of that gate. All Esplanade homeowners will have access to the main gates that lead to the Resort Campus as all owners pay to the use and maintenance of the Resort Campus. Resolution: A motion was made, seconded, and unanimously carried that the Board approve adding permissions in the system for access to the Lucida entry for all owners except those 38 owners who are not within the gated area of Esplanade.

C. Draft Reserve Study FY 2024

The Board reviewed the draft reserve study prepared by ARS for the fiscal year 2024. The Board resolved to table this until next meeting and requested management send draft study over to the Financial Advisory Committee for review and comment before the Board approves.

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. Gothic will be finishing up the approved planting and re-mulching by 8/25/2023.

11. TM Builder Updates

Pedestrian Gates Woodside/Taylor Morrison, complete and turn over completed. Construction – finishing up within area on Hyacinth and can look at closing the gate. Target start for sales parking lot demo October/November depending on sales. Vehicle Gate Issues – Reported by Nicole that loops were replaced and has been advised by California Gate that all gates should be operating properly. Warranty Requests Submitted to Jeff Perkins. Still estimated completion from Taylor Morrison for end of quarter 1 2024.

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:

- Concern with master association landscape along the ridge on the back side of Esplanade.
- Questions on Taylor Morrison completion time frame.

13. Next Meeting

The next Board of Directors meeting is scheduled for 9/20/23 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 5:10 p.m.

Certificate of Authenticity

I, Jeanne Marke1, 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 Marke1

President, HOA

9/27/2023

Signature

Title

Date

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