

**Esplanade @ Sommers Bend Community Association  
Board of Directors Meeting  
Rec Center & Zoom Meeting ID # 897 6195 9427 Passcode # 422375  
October 17, 2023 - General Session Minutes**

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

**Directors Absent**            None  
**Seabreeze Mgmt. Co.**        Stephanie Schumann, CACM, 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 4:04 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**        The Board met in Executive prior to General to discuss delinquencies, third party contracts, violations, and approved minutes.

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

**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**            *Financials are emailed to the Board monthly.*  
Recommendation: That the current financial statements (September) 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	\$139,950.59
Total Reserve Accounts	\$142,578.87
Total Other Assets/Liabilities	\$10,077.54
<b>Total Assets</b>	<b>\$292,607.00</b>

**B. General Session Minutes**        Resolution: A motion was made, seconded, and unanimously carried that the General Session Minutes dated September 20, 2023 be approved with corrections noted.

**C. Assessment and Maintenance Bond Release**        The Board reviewed the subsidy DRE bond release for lots 1-38 Tract 37341-9, lots 1-29 Tract 37341-11, lots 1-81 Tract 37341, lots 5-7, 9-41 Tract 37341-15 and lots 1-70 Tract 37341-16. The subsidy agreement has ended, the Association should release the subsidy bond.  
Resolution: A motion was made, seconded, and unanimously carried that Board approve.

- D. Ratify Master valve Replacement** The Board reviewed the invoice in the amount of \$918 from Gothic for replacing master valve on Palo Verde.  
Resolution: A motion was made, seconded, and unanimously carried that the Board ratify approval and document for the minutes.
- E. Ratify Acid Pump Replacement** The Board reviewed the invoice in the amount of \$677.12 from Breakpoint for replacing acid pump.  
Resolution: A motion was made, seconded, and unanimously carried that the Board ratify approval and document for the minutes.

**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** Natalie Vasquez present to give Lifestyle Report.

**6. Landscape**

- A. Proposed Plant Palette** The Board reviewed the plant palette put together by Gothic to identify plants not doing well and plants for the Board to consider when those plants are not doing well.  
Resolution: A motion was made, seconded, and unanimously carried that the Board approve and requested management share list with the DRC.

- B. Proposals – Tree Trimming** The Board reviewed 3 tree trimming proposals.

Vendor	Scope	Cost
Cal Arbor	2023 Trimming	\$14,042
	2024 Trimming	\$7,960
Gothic	2023 Trimming	\$26,454
	2024 Trimming	--
Harvest	2023 Trimming	\$14,750
	2024 Trimming	\$8,140

Resolution: A motion was made, seconded, and unanimously carried that the Board approve proposal from Cal Arbor. Expenses will be paid out of both operating and reserves to cover expense.

- C. Proposal – Planter behind Pickleball** The Board reviewed a proposal from Gothic for replanting slope behind Pickleball court with gopher activity is under control \$3,900.  
Resolution: A motion was made, seconded, and unanimously carried that the Board tabled bid at this time and will revisit once gophers are under control.
- D. Proposal – Plant Fillin Slope Behind Pool** The Board reviewed a proposal from Gothic for replanting slope behind the pool with gopher activity is under control \$2,380.  
Resolution: A motion was made, seconded, and unanimously carried that the Board tabled bid at this time and will revisit once gophers are under control.
- E. Proposal – Everly Entry** The Board reviewed a proposal from Gothic for removing 2 trees too close to monument and replace with Privets to match other side of monument. \$1,320.  
Resolution: A motion was made, seconded, and unanimously carried that the Board approve.

**F. Proposal – Mulch Inside Pool Area** The Board reviewed a proposal from Gothic for re-mulching inside pool area. \$4,625.00.  
Resolution: A motion was made, seconded, and unanimously carried that the Board tabled bid at this time.

**G. Proposal – Add Privet Hedge Pickleball Ct** The Board reviewed a proposal from Gothic to add privet hedge between pickleball court and first home on Sedge \$1870.00.  
Resolution: A motion was made, seconded, and carried that the Board approve proposal. Jeanne Markel abstained from vote.

**7. Unfinished Business**

**A. Community Rules Edits** The Board reviewed suggested edits for community rules.  
Resolution: A motion was made, seconded, and unanimously carried that the Board approve.

**B. Rec Facility Res/Rental Guideline Edits** The Board reviewed suggested edits for facility reservation and rental guidelines.  
Resolution: A motion was made, seconded, and unanimously carried to table.

**C. Facilities Committee Charter** The Board reviewed suggested edits for Facilities Committee Charter.  
Resolution: A motion was made, seconded, and unanimously carried that the Board approve.

**D. Social Committee Charter** The Board reviewed suggested edits for Social Advisory Committee Charter.  
Resolution: A motion was made, seconded, and unanimously carried that the Board approve.

**E. Election Rules – Consider adding Vote by Acclimation Info** The Board reviewed information on Vote by Acclimation.  
Resolution: A motion was made, seconded, and unanimously carried to deny, this is a state statute and does not need to be incorporated in election rules.

**F. Proposal Bluetooth Reader Lucida Gate** The Board reviewed information and proposal from California Gate to add Bluetooth reader to the Lucida gate 1,559.39.  
Resolution: A motion was made, seconded, and unanimously carried that the Board approve.

**G. Proposal SST Extra Microphone/ Take over Gigabit Hub** The Board reviewed a proposal from SST for extra microphone and to take over gigabit hub.  
Resolution: A motion was made, seconded, and unanimously carried that the Board table this until the next meeting to review and discuss with SST.

**H. Draft Reserve Study FY 2024** The Board reviewed the draft reserve study for FY 2024 as prepared by ARS.  
Resolution: A motion was made, seconded, and unanimously carried that the Board approve as recommended by the Financial Committee.

- 8. Committees** None at this time.
- A. Social Committee** The Financial Advisory Committee met with Bill Turner as well ARS related to the Draft Reserve Study for FYE 2024 and recommend that the Board approve.
- B. Financial Committee** The Board reviewed the Facilities Committee's Catering Kitchen Report. Resolution: A motion was made, seconded, and unanimously carried that the Board request management get bids for this work based on recommendations from the Facilities Committee.
- C. Facilities Committee** The Board reviewed the Facilities Committee's Catering Kitchen Report. Resolution: A motion was made, seconded, and unanimously carried that the Board request management get bids for this work based on recommendations from the Facilities Committee.
- D. Executive Committee** The Executive Committee provided an update to members that they have submitted their recommendation for the proposal from Ruff and Ready to add a gas firepit to the Eastside event lawn and asking Taylor Morrison to consider financial negotiations for the cost related to this proposal.
- 9. New Business**
- A. Proposals – Firepits** The Board reviewed proposals and recommendations from the Facilities Committee related to adding firepits in the common area recreational area. The comparison for all proposals and recommendations were included in the attached documentation. No action was taken at this time as the Executive Committee is still negotiating with Taylor Morrison on the financial aspect of this.
- B. Draft Budget FY 2024** The Board reviewed the draft budget for the fiscal year 2024 as presented by ARS. Resolution: A motion was made, seconded, and unanimously carried that the Board approve.
- 10. Association Updates** Association is 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** The Board reviewed updates from TM on warranty requested items related to the Recreational Facility.
1. Taylor Morrison will reimburse the Association for the cost related to replacing the wrong breaker at the pool in July.
  2. Taylor Morrison noted that request to have the pool lights tripping reviewed under warranty would not be done noting this was reviewed and the right breakers were installed, and this would not be under warranty because it is considered fit and finish and the warranty for that is 1 year.
  3. Taylor Morrison reviewed request for warranty look into the wiring in the ceiling of the clubhouse to see if it has been connected. Lighting vendor is reporting the timer setting on the lights is not working because the wiring for this in the ceiling is not connected. Taylor Morrison noted they will check the scope of work for the electrician and get back to the Association on this item.
  4. The Kitchen electrical warranty request has been completed by Taylor Morrison and out of courtesy they installed 3 dedicated 20amp electrical

outlets, one at the return wall on the southeast side of the gathering room/kitchen and 2 more in the back room prepping area with 2 20amp dedicated lines.

**Construction – Building out last houses, 11/6 demo parking lot, 18 lots left to close, 5 lots left to sell and estimated completion of job June 2024.**

**Vehicle Gate Issues – TM reported PMC is being done on gates and warranty information will be provided prior to gate take over by HOA.**

**12. Owner Forum**

Question on age restriction – Age verification recertification notice to go out in November.

Request to add something to hide propane cage.

Requested updates for survey on events themes reflect diverse community events, CPR class, small signage for emergency #'s, small group in advance of events to help clean up and map of HOA and Master Responsibilities related to walls/gates/fencing/landscape.

**13.Next Meeting**

The next Board of Directors meeting is scheduled for 11/15/23 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 5:21 p.m.

Nicole Balchunas

**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 for the Esplanade @

Sommers Bend Community Association.

DocuSigned by:

*Nicole Balchunas*

Secretary

1/22/2024

Signature

Title

Date

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