

**Esplanade at Sommers Bend Community Association
Board of Directors Meeting
Via Zoom Meeting ID: 897 6195 9427 Passcode: 422375
March 15, 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, Life Style Director

- 1. Call to Order**

As a quorum was present, the Board of Directors General Session Meeting was called to order at 4:07 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 February 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.
 - B. General Session Minutes**

Resolution: A motion was made, seconded, and unanimously carried that the General Session Minutes dated February 15, 2023, be approved as presented.
 - C. Assessment Bond Release**

Enclosed, please find Assessment Bond release request for Phase 22, Tract 37341-11, lots 18-29.
Resolution: A motion was made, seconded and unanimously carried to approve Assessment Bond release as 80% of the homes have closed and the Developer is current on assessments.
 - D. Ratify Mainline Repair**

Enclosed, please find the proposal from Gothic for mainline repair in the amount of \$785.00 that was approved under management contract as repair could not wait until the next meeting.
Resolution: A motion was made, seconded and unanimously carried to ratify approval.
 - E. Ratify Spa Repair**

Enclosed, please find the proposal from Breakpoint for spa repair in the amount of \$1,150.15 that was approved under management contract as repair could not wait until the next meeting.
Resolution: A motion was made, seconded and unanimously carried to ratify approval.

- 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.
 - Reminder about upcoming events.
- 6. Landscape** None at this time.
- 7. Committees**
 - A. Social Advisory** The Board reviewed a request from the Social Advisory Committee to purchase shelving, storage bins and a washer/dryer.
Resolution: A motion was made, seconded and unanimously carried to approve purchase of shelving and storage bins in the amount of \$1,001.62 with funds coming from contingency. The washer/dryer request was tabled at this time as there is no set up for a washer/dryer in the rec facility, the Board requested management to look into costs to take towels and table clothes to a local cleaner.
 - B. Pool Committee** The Board reviewed the Pool Committees minutes, survey, responses and recommendations. The Pool Committees recommendation is to have the Finance Committee review once established and to have a long-term study to convert the pool to solar energy.
Resolution: A motion was made, seconded and unanimously carried to table until Finance Committee is established. Once Finance Committee is established, the Board will review assigning research to them.
 - C. Facilities Committee** The Board reviewed the Facilities Committee interest forms from 3 homeowners.
Resolution: A motion was made, seconded and unanimously carried to appoint Linda Beacham, Charles Carelli and Mark Vivian to the committee.
 - D. Financial Advisory Committee** The Board reviewed sample draft of a Financial Advisory Committee Charter.
Resolution: A motion was made, seconded and unanimously carried to table for the Board to further review draft charter before adopting.
- 8. Unfinished Business**
 - A. Proposals Stove/Oven** Resolution: A motion was made, seconded and unanimously carried to assign the Facilities Committee to review and present recommendations to the Board.
 - B. Proposal Firepit** Resolution: A motion was made, seconded and unanimously carried to assign the Facilities Committee to review and present recommendations to the Board.
 - C. Kitchen Outlet** Resolution: A motion was made, seconded and unanimously carried to assign the Facilities Committee to review and present recommendations to the Board.
 - D. Proposals Replace Umbrellas with crank option** The Board reviewed additional correspondence from Patio Shoppers related to retro fit a new pole that would have a crank option. Patio Shoppers noted it would be less expensive to purchase new umbrellas.
Resolution: A motion was made, seconded and unanimously carried to table indefinitely due to the cost, noting umbrellas are not that old to just replace at this time. For the time being staff can open a few umbrellas daily and close them up before end of the day.

9. New Business

**A. Proposal
Additional
Doggie Stations**

The Board reviewed 2 bids for 2 more doggie stations with costs being \$931.54 and \$1,105.76.
Resolution: A motion was made, seconded and unanimously carried to deny at this time.

**B. Proposal Motion
Sensor
Clubhouse
Lights**

The Board reviewed a proposal from Tri County Lighting to add 30 motion activated wall sensors to replace the existing switches in the amount of \$3,988.98.
Resolution: A motion was made, seconded and unanimously carried assign this to the Facilities Committee for review and recommendation to the Board.

10. Association Updates

The following updates were provided to the members:

- Continuing to 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 Chocolate color over the next few months in the parkways the HOA has taken over at this time.
- FAQ sheet is housed on website.

**11. Taylor Morrison
Updates**

The following updates from Taylor Morrison were provided to the member.

- As of 3/15/23 there are only 2 fireplace replacements remaining.
- The 2 pedestrian gates at Butterfield Stage and on Sonders will be put 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 still early 2024.
- Construction updates, 7 phases under construction, entries, street works and street sweeping will be done 2 times a week. Sidewalk at main entry will be closed on the right side and the Sonders vehicle gate is now closed as construction is completed on that end of the community.
- Benches and trash cans were installed in the butterfly park.
- Association amenities request is still in progress and will report when more information is provided.

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:

- Question to Taylor Morrison requesting a town hall type meeting with homeowners and Taylor Morrison – Nicole will look into this.

**13. Announcement Next
Meeting**

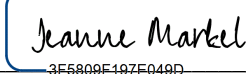
The next Board of Directors meeting is scheduled for April 19, 2023 at 4:00pm

14. 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 5:20 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:

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President, HOA

4/21/2023

Signature

Title

Date