

**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, February 21, 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
Natalie Vazquez, Lifestyle Coordinator
- Call to order** The Board of Directors General Session Meeting was called to order at 4:28 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 Acknowledgment** 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 December 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.
- | | |
|--------------------------------|--------------|
| Total Operating Accounts | \$133,411.59 |
| Total Reserve Accounts | \$163,713.87 |
| Total Other Assets/Liabilities | \$13,148.64 |
| Total Assets | \$310,274.10 |
- Financial Investment Recommend** The Board reviewed financial recommendations from Comerica for investments.
- Resolution: A motion was duly made, seconded and unanimously carried to approve investing \$50,000 from the reserves with a 3-month CD for \$10,000, a 6-month CD for \$10,000, a 9-month CD for \$10,000, and a 12-month CD for \$20,000.
- B. General Session Minutes** Resolution: A motion was duly made, seconded, and unanimously carried that the General Session minutes, with corrections, dated January 17, 2024, be approved.

C. Assessment & Maintenance Bond Release

None at this time.

D. Ratify Firepit Change Order Conduit

The Board reviewed the invoice for change order request for conduit needed for the credential reader.

Resolution: A motion was made, seconded, and unanimously carried that the Board ratify the approval of the invoice in the amount of \$650.00 for the change order request for a conduit needed for the credential reader.

E. Ratify Pickleball Sign Purchase

The invoice for the purchase of 2 signs for the pickleball courts in which the Board had requested management obtain bids but due to the nature of issues presented signs were purchased and installed.

Resolution: A motion was made, seconded, and unanimously carried that the Board ratify the approval of the invoice for the for the 2 signs.

F. 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

Natalie Vasquez was present to give a verbal Lifestyle Report update along with the announcement of her resignation.

5. Landscape

The Board reviewed additional proposals for a hedge between the pickleball court and the adjacent home. The Board previously approved proposal from Gothic for hedge in the amount of \$1870.00. After this information was conveyed to the owner next to the court, the Board requested management obtain revised bids for less trees and one row with options for Gothic to supply and install the trees and an option for Gothic to just install with the proper nutrients and stakes. Gothic's bid to supply and install comes with a warranty, if they just install there will not be any warranty on the trees included.

Resolution: A motion was made, seconded, and unanimously carried that the board deny all revised proposals presented for hedge plant material next to the Pickleball Courts as the cost is too extraordinary.

6. Unfinished Business

A. Proposal – Stove/Kitchen

The proposals from 3 vendors to install a gas line for a new stove, install new stove/ventilation, relocate fridge, hook up to water line and move ice maker to the outside room was reviewed and discussed.

This item was tabled to June for further discussion.

B. Proposal Flow Vis Bypass for Pool/Spa Heaters

The proposal from Breakpoint Pools for installing 4 Flow Vis for each of the heaters was reviewed and discussed.

Resolution: A motion was duly made, seconded, and unanimously carried to approve the proposal in the amount of \$1,281.70 but hold sending approval to vendor while the board seek a third-party evaluation and advise from legal counsel.

C. Proposal Vent Stacks for Pool/Spa Heaters

The proposal from Breakpoint Pools for installing larger vent stacks for pool equipment was reviewed and discussed.

Resolution: A motion was duly made, seconded, and unanimously carried to approve the proposal in the amount of \$2,379.67 but hold sending approval to vendor while the board seek a third-party evaluation and advise from legal counsel.

7. Committees

A. Social Committee

The resignation of 3 of the Social Advisory Committee members was reviewed and accepted.

B. Garden Committee

The recommended edits to the Garden Committee Charter that will provide clearer information on terms, member selection and including the full budget amount in the charter was reviewed and discussed.

Resolution: A motion was duly made, seconded, and unanimously carried that the Board approve the recommended edits to the Garden Committee Charter.

C. Financial Committee

Financial Committee Chair Bob Brooks was present to give verbal financial updates to the Community.

D. Facilities Committee

Facilities Committee member Tony Haftel was present to give verbal update on the firepit to the Community.

8. New Business

A. Proposed Rule Addition Reimbursement

The proposed added Rule for Reimbursements was reviewed and discussed.

Resolution: A motion was duly made, seconded, and unanimously carried that the Board approve the proposed Added Rule for Reimbursements.

B. Proposals and Correspondence Pool Heater Replacement (2)

The correspondence and proposals for replacing the 2 pool heaters that have gone down were reviewed and discussed.

Resolution: A motion was duly made, seconded, and unanimously carried to approve the proposal in the amount of \$13,617.87 but hold sending approval to vendor while the board seek a third-party evaluation and advise from legal counsel.

C. Proposal Pool Chair Lift Cover

The proposal from Breakpoint to install a pool chairlift cover was reviewed and discussed.

Resolution: A motion was duly made, seconded, and unanimously carried that the Board approve the proposal to install a pool chairlift cover in the amount of \$869.80.

D. Proposal New Door Lock Kitchen Pantry

The need to replace the kitchen/pantry door lock was reviewed and discussed.

Resolution: A motion was duly made, seconded, and unanimously carried that the Board approve the cost related to replacing kitchen/pantry door lock in the amount of \$117.52.

E. Homeowner Request Closure of the Lucida Vehicle Gate

The request from 2 owners that the Lucida gate be allowed to be closed since the construction for the Esplanade portion of the area has been completed was reviewed and discussed.

Action: Nicole advised she would check on that and get back to management. Nicole came back and advised that due to the Private Street and Gate Agreement with Esplanade and Woodside, the gate needs to remain open for the construction of the Woodside project in the shared area, but it could be closed on Sundays.

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:
- Last lot construction completion in June 2024
- Association is currently sold out
- Pedestrian gate at the end of Sonder is fixed
- Old signage for Sales Office has been removed

11. Owner Forum

The topics discussed in the homeowner forum are as follows:
- Jeremy Best: Panic Button request for the exterior of the building.
- Barry Leonard: Request for a Landscape Committee & new gate system to avoid using phones for gate access.
- Tammy Burton: Had questions for using Master Association pool until repairs are completed for the Esplanade pool.
- Steve Slanker: Question on age verification process.

12. Next Meeting

The next Board of Directors meeting is scheduled for March 20, 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 5:37 p.m.

Certificate of Authenticity
I, Gloria O'Brien, 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

DocuSigned by:
Gloria O'Brien
28E1A8A834904E5

3/21/2024

Printed Name

Title

Signature

Date