

**Esplanade at Sommers Bend Community Association
Board of Directors Meeting
Via Zoom Meeting ID: 897 6195 9427 Passcode: 422375
February 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 &
 Courtney Chastain, VP and Natalie Vasquez, Executive Assistant
- 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** 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 January 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 January 18, 2023, be approved as presented.
- C. Assessment Bond Release** None at this time.
- 5. Reports**
- A. Action List 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. Unfinished Business** The Board reviewed spreadsheet with bids received.

- A. Proposals Stove/Oven** Resolution: The Board resolved to table the proposals and will be deferred to the Facilities Committee once that committee is established.
- B. Proposal/Info for Firepit Common Area** The Board reviewed spreadsheet with bids received.
Resolution: The Board resolved to table the proposals and will be deferred to the Facilities Committee once that committee is established.
- C. Kitchen Outlet Inspection & Findings** The Board previously reviewed correspondence from TriCounty Lighting regarding if power was not installed correctly. TriCounty noted they believe power was installed per blueprint approved by electrical engineer and city inspector for convenient use. In addition to the findings from TriCounty, management submitted a will submit a warranty request to Taylor Morrison to have the electrical in the kitchen looked at. Nicole with Taylor Morrison reported it was reviewed by Altis and they found no warranty issue. The Board reviewed spreadsheet with bids received.
Resolution: The Board resolved to table the proposals and will be deferred to the Facilities Committee once that committee is established.
- D. Proposals Replace Umbrellas with crank option** The Board reviewed correspondence from Patio Shoppers noting drilling a hole lower would not work as it would not allow the umbrella to open fully and would void the warranty. They are going back to the manufacturer to see if the pole could be replaced as an option. Additional bid from Texacraft was reviewed in the amount of \$13,750.31 to replace all 23 umbrellas.
Resolution: The Board resolved to table until they hear back from Patio Shoppers on possibility of replacing pole to accommodate a crank. In the meantime, if an owner needs assistance reaching pin hole to open umbrella, staff can assist when available.

8. New Business

- A. Proposed Edits to DRC for Sheds** The Board reviewed proposed edits from the DRC Committee with regards to adding clarifications on sheds.
Resolution: A motion was made, seconded, and unanimously carried to approve edits with notes for 10 ft height for pitched shed roofs and 8 ft height for flat shed roofs.
- B. Proposals Directory and Resident Only Signs for Entries** The Board reviewed proposals from Fusion Signs for Directory and Resident Only signs for the entries.
Resolution: A motion was made, seconded, and unanimously carried to approve the proposal in the amount of \$964.31 for the 3 signs.

9. 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.

10. Taylor Morrison Updates

- The following updates from Taylor Morrison were provided to the member.
- As of 2/15/23 there are only 15 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.

- Estimated project completion still early 2024.
- Construction updates, new phases, 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.
- Current sold homes 174 closed and 35 under contract.

11. 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:

- Homeowner request for a Finance Committee- Add to March agenda
- Homeowner request for information on interior paint colors – Was provided
- Would new umbrellas be wind resistant – They are commercial grade
- Construction above Sedge using Sedge for trucks – Will relay to TM, should be utilizing construction entry and path
- Homeowner request for doggie poop stations at either end of community – Request bids no later than April meeting
- Homeowner request for speed limit signs on streets – Check for prior information on speed limit signs from Feb/March 2022 meeting
- Homeowner request for pin # for guests – Can see Natalie for pin #
- Homeowner question on construction hours – 7am-7pm till end of May
- Request to schedule HO Financial Training – Scheduled will notify members

12. Announcement Next Meeting

The next Board of Directors meeting is scheduled for March 15, 2023 at 4:00pm

13. 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 4:57 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.

<p><small>DocuSigned by:</small></p> <p><i>Jeanne Markel</i></p> <p><small>3F5809F197E049D...</small></p>	<p>President, HOA</p>	<p>3/22/2023</p>
Signature	Title	Date