

**Esplanade at Sommers Bend Community Association
Board of Directors Meeting
Via Zoom Meeting ID: 897 6195 9427 Passcode: 422375
April 19, 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 4:02 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 March 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 March 15, 2023, be approved as presented.

 - C. Assessment Bond Release** None at this time.

 - D. Ratify Revised Pickleball Court Sign** Enclosed, please find the proposal from Fusion sign to revise the pickleball court sign so it says for Esplanade residents only and 4 guests per residence for clarity as the courts are being used by nonresidents.
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.
 - Information on upcoming May events.

- 6. Landscape** None at this time.
- 7. Committees**
- A. Facilities Committee Report Kitchen Electrical**
- The Board reviewed an email from Linda Beacham, Committee chair with information on what the committee has found related to the wiring..
Resolution: A motion was made, seconded and unanimously carried to request the committee provide a detailed report, with supporting documents for the Board to review before direction can be provided.
- B. Facilities Committee Interests (3)**
- The Board reviewed 3 additional Facilities Committee interest forms that were received between last meeting and this meeting. Facilities Committee Chair would request that the Board appoint all 3 to the Facilities Committee.
Resolution: A motion was made, seconded and unanimously carried to appoint Anthony Hafzel, David Knell and Steven Slanker to the committee and to amend the Committee Charter to be amended to allow a 6th member.
- 8. Unfinished Business**
- A. Draft Financial Advisory Charter**
- The Board resolved to table the Draft Financial Advisory Charter at this time as they are still working on edits for the Financial Advisory Charter.
- 9. New Business**
- A. Draft Financial Review FYE 12.31.2022**
- The Board reviewed the draft financial review from Newman & Associates for FYE 12.31.2022.
Resolution: A motion was made, seconded and unanimously carried to approve draft financial review.
- B. Proposal Building Alarm Monitoring**
- The Board reviewed a proposal from SST for building alarm maintenance for the recreational facility in the amount of \$44.95 a month.
Resolution: A motion was made, seconded and unanimously carried to approve proposal for building alarm monitoring with SST.
- 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.
 - Heating issue fixed in the flex gathering room.
- 11. Taylor Morrison Updates**
- The following updates from Taylor Morrison were provided to the member.
- As of 4/19/2023 all fireplace replacements have been completed with one being presented for warranty issues.
 - 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 Q1 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.
 - PA 24 still having street work/repairs on going.

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 – Are HOA funds FDIC insured? Is at the limit where the Board needs to consider investing some of the monies, working with Financial Manager to get bids from investment companies.
- What are Taylor Morrison’s voting rights with regard to the community. Has voting rights as long as they own property or lots in the HOA.
- Why was the gas bill in March \$15,000 dollars? Heating the pool was the main factor.
- What is operating contingency? For use, at the Board’s direction for items not on the operating budget or for things larger than a budget.
- Suggestion that the Board look into RFID stickers for cars to gain access through the vehicle gates. Will check with California Gate.
- Question on if Novel Ct landscape has been taken over. No.

13. Announcement Next Meeting

The next Board of Directors meeting is scheduled for May 17, 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 4:40 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:

Jeanne Markel

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President, HOA

5/23/2023

Signature

Title

Date