

**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, January 17, 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 4:08 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 Acknowledgement

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 November 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	\$149,310.14
Total Reserve Accounts	\$159,859.51
Total Other Assets/Liabilities	\$10,573.14
Total Assets	\$319,742.79

B. General Session Minutes

Resolution: A motion was duly made, seconded, and unanimously carried that the General Session minutes, with corrections, dated November 15, 2023, be approved.

C. 2021 Annual Minutes

Resolution: A motion was duly made, seconded, and unanimously carried that the Annual Minutes dated December 1, 2021, be ratified as they were approved by membership at the December 12, 2023 Annual Membership Meeting.

D. Assessment And Maintenance Bond Release The Board reviewed the assessment and maintenance bond release for Phase 27, tract 37341-9 lots 17-29 and Phase 28, tract 37341-15, lots 10-16 & 36-41. The 80% required lots have been closed and the developer is current on all assessments.

Resolution: A motion was made, seconded, and unanimously carried that the assessment and maintenance bond release for Phase 27 tract 37341-9 lots 17-29 and Phase 28, tract 37341-15, lots 10-16 & 36-41 be approved.

E. Ratify Patio Heater Expense The Board reviewed the invoice in the amount of \$2,282.84 for the 7 additional patio heaters the Board approved at the November in the amount of \$2,282.84. Initial presentation from committee and approved by the Board was for \$1,050.00. 3 of heaters were defective and Amazon is returning \$978.36 for them. The board reviewed and discussed these items and rather or not to replace the 3 defective heaters. The Board tabled this item and requested this be discussed with the Social Advisory Committee to see if the additional 3 heaters need to be re-purchased.

F. Ratify Insurance Invoice for Event The invoice from insurance company Labarre/Oksnee, in the amount NTE \$560.00 for event coverage due to alcohol being served which is outside association coverage was reviewed.

Resolution: A motion was made, seconded, and unanimously carried that the Board ratify the approval of the invoice from insurance company Labarre/Oksnee in the amount NTE \$560.00.

G. 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 and gave a verbal Lifestyle Report with updates and information on upcoming events.

5. Landscape

The revised proposal from Gothic Landscape for 2 rows of hedge row on the side and front of the pickleball courts was reviewed and discussed. The Board also reviewed other options to purchase the shrubs/trees from a local nursery and have Gothic Landscape to install them. Both costs were extraordinarily higher than the original bid in the amount of \$1850.00 that was approved by the Board at the October 18, 2023 meeting.

Resolution: A motion was made, seconded, and unanimously carried that the Board ratify the approval

This item was tabled for further discussion.

6. Unfinished Business

A. Proposal SST Extra Mic/TO Gigabit Hub The proposal from SST for an extra microphone and to take over the gigabit hub was reviewed and discussed.

Resolution: A motion was made and seconded to approve the proposal from SST to take over the Gigabit Hub only and not the extra microphone. Gloria O'Brien abstained from the vote. Motion carried.

B. Annual Fire Alarm Inspection/Test

The proposal from SST to perform annual fire alarm inspection and testing for the recreational facility in the amount of \$600.00 was reviewed and discussed.

Resolution: A motion was made, seconded, and unanimously carried that SST perform the annual fire alarm inspection and testing for the recreational facility in the amount of \$600.00.

7. Committees

A. Social Committee

Social Committee Charter was reviewed and discussion regarding cleanup for events.

The Board resolved to take no action was taken at this time.

B. Garden Committee

The Garden Committee requested permission to purchase, plant, and irrigate dwarf fruit trees in Association area near the committee's garden as a memory garden, with the assistance of Gothic Landscape.

Resolution: A motion was made, seconded, and unanimously carried that the Board approve the purchase, planting and irrigation of dwarf fruit trees in the Association area near the committee's garden as a memory with the assistance of Gothic Landscape.

C. Financial Committee

None at this time.

D. Facilities Committee

The November 17, 2023 meeting minutes provided by the FC as well as recommendations and requests were reviewed. FC was requesting approval for an onsite sound inspection and recommendation from Real Sound Proofing in the amount \$400.00. At the meeting the FC noted the request for the \$400.00 onsite inspection and recommendation was no longer needed. The FC did provide a presentation for options to add panels and curtains that should help mitigate the sound issue in the great room.

This item was tabled for further discussion.

The Board reviewed correspondence from California Gate regarding including cost to include a credential reader for the fire pit. California Gate will provide a proposal for the project.

Resolution: The Board resolved to call a meeting when the bid from California Gate was received for the Board to review the addition of a credential reader to be used with the firepit.

E. Executive Committee

As the tasks that required the creation of the Executive Committee have been fulfilled, the Executive Committee can be discharged.

Resolution: A motion was made, seconded, and unanimously approved that the executive committee be discharged.

8. New Business

A. Proposals – Stove/Kitchen

The Board reviewed proposals from 2 vendors in which one includes the cost of the purchase of the appliances, and one did not. Bids are to install new gas line for new stove, install new stove/ventilation, relocate fridge, hook up to water line and move ice maker to the outside room or leave it where it is just next to where the fridge would be relocated to.

This item was tabled in order to meet with Social Committee for further discussion.

B. Proposal Install 4 Flow Vis and Bypass for Heaters

The proposal from Breakpoint Pools for installing 4 Flow Vis for each of the heaters in the amount NTE \$2,379.67 was reviewed and discussed.

This item was tabled for further discussion.

C. Proposal Install Larger Vent Stacks for Pool Equipment

The proposal from Breakpoint Pools for installing larger vent stacks for pool equipment in the amount NTE \$1,281.70 was reviewed and discussed.

This item was tabled for further discussion.

D. Proposal Life Ring Enclosure

The proposal for life ring enclosure in the amount NTE \$672.81 was reviewed and discussed.

Resolution: A motion was made, seconded, and unanimously carried that the proposal for a life ring enclosure was denied.

E. Correspondence from Breakpoint Regarding Running Pumps 24/7

The correspondence from Breakpoint regarding needing to run the pumps 24/7 was reviewed and discussed.

Resolution: A motion was made, seconded, and unanimously carried that the Board approve to turn the pool heaters off from 4pm-9pm daily.

F. Proposals Tax/Financial Review FYE 2023

The 3 proposals for tax and financial review for fiscal year end 12/31/2023 were reviewed and discussed.

Vendor	Amount
Newman Certified Public Accountant PC	\$1,450
VanDerPol And Company	\$1,650
Anthony Arne, CPA	\$980

Resolution: A motion was made, seconded, and unanimously carried that the proposal provided by Anthony Arne CPA in the amount of \$980 be approved.

G. Request for Reimbursement for Pickleball Paddle Racks

The request provided by a homeowner to the Board, requesting to be reimbursed for the purchase of Pickleball Paddle Racks in the amount NTE \$160.94 was discussed.

Resolution: A motion was made and seconded to deny the homeowner reimbursement for the purchase of Pickleball Paddle Racks. Gloria O'Brien abstained. Motion carried. The Board advised that all future requests for reimbursement will not be approved if not presented and approved by the Board prior to any purchase.

H. Request for Reimbursement for Flowers/Gift Acknowledging Jeanne Markel

The request from Bob Brooks to be reimbursed for flowers and a gift honoring Jeanne Markel for her time and service on the HOA Board in the amount of \$419.79 was reviewed and discussed.

Resolution: A motion was made, seconded, and unanimously carried that the Board approve the reimbursement to Bob Brooks for the flowers and gift for the honoring of previous board member Jeanne Markel in the amount of \$419.79.

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.
- R&R working with the City
- Nicole wanted to make sure owners review Solar Tax Credit and for owners to know that TM does not take the tax credit. Owners were encouraged to look into it with their own CPA.

11. Owner Forum

- Homeowner comment about parkway plants destroyed on Lucida. This was looked at and the plants are all in tack and the mulch levels are low. CM advised owner that bids for re-mulching will be reviewed by the Board after the rainy season, about the May board meeting timeframe.
- Homeowner suggested a volunteer committee, sponsorship possibilities, and potential noise issues be looked at for the home near fire pit. Sponsorships would need to go through association.

12. Next Meeting

The next Board of Directors meeting is scheduled for February 21, 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 6:03 p.m.

Gloria O'Brien **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 held on the above date.

Gloria O'Brien		DocuSigned by: <i>Gloria O'Brien</i> <small>26F1A8A834864E5...</small>	2/22/2024
Printed Name	Title	Signature	Date