

ESPLANADE AT SOMMERS BEND COMMUNITY ASSOCIATION
Board of Directors Meeting
Thursday, June 27, 2024 | Onsite Multipurpose Room
General Session Minutes

1. CALL TO ORDER

The General Session meeting of the Esplanade at Sommers Bend Community Association Board of Directors was called to order at 4:00 p.m. In accordance with California Civil Code, the agenda was posted at least four days prior to the meeting.

DIRECTORS PRESENT

Gloria O'Brien, President
Wendy Bucknam, Treasurer
Nicole Balchunas, Secretary

DIRECTORS ABSENT

None

SEABREEZE MANAGEMENT

Courtney Chastain, VP of Community Management
Linda Keefer, General Manager
Jessica Thomas, Associate Manager

EXECUTIVE SESSION DISCLOSURE

An Executive Session Meeting was held immediately preceding this General Session, where the Board of Directors discussed some, or all, of the items related to the following: (1) litigation or potential litigation; (2) matters relating to the formation of contracts with third parties; (3) member discipline; (4) member delinquency, including payment plan requests; (5) personnel matters; and/or (6) approval of Executive Session minutes.

2. HOMEOWNER FORUM – Agenda Items

No items regarding the agenda were brought before the Board.

3. CONSENT CALENDAR

Resolution: A motion was made and seconded to approve the Consent Calendar items A – D as presented. Motion carried 3/0.

A. Financial Report – May 2024

It is Board policy to review the draft financial statements at each General Session Board Meeting. Seabreeze Management has prepared and attached the most recent financial statements for review and acceptance by the Board.

The notable highlights are as follows:

Total Operating Funds	\$168,659.73
Total Reserve Funds	\$228,291.64
Total Other Assets/Liabilities	\$6,577.66
Total Assets	\$403,629.03

Resolution: That the May/2024 financial statements be accepted as presented subject to audit or review.

B. General Session Minutes –May 15, 2024

Resolution: That the General Session minutes dated May 15, 2024, be approved as presented.

C. Assessment Bond

Resolution: The assessment bond be released as presented for DRE Phase 29, Tract 37341-15, lots 5-7 & 9.

D. Action List

Review & file.

E. Expense Items for Ratification

Resolution: That the following expenditures authorized outside of a General Session Meeting be approved for payment:

Vendor	Scope of Work	Cost	To Be Paid from GL #
Signarama	Private Party/No Soliciting Signs	\$239.33	6200 – Rec Minor Repairs

3A. Common Area Bond Release - Yarrow entry gate (Tract 37341-14), Sorrel entry gate (Tract 37341-15) and Sonder entry gate (Tract 37341-16) be pulled from the consent calendar at the request of Director Bucknam and tabled for further discussion.

4. REPORTS

- A. DRC Report
- B. Lifestyle Report

5. LANDSCAPE

A. Landscape Committee Report

Reviews & file.

B. Tree Replacement - this item was tabled for clarification.

C. Plant fill in at the clubhouse - this item was tabled for clarification.

D. Mulch for the clubhouse - this item was tabled for clarification.

E. Novel Planting – A motion was made and seconded to approve proposal provided by All Terrain Landscaping in the amount of \$4,687.00 for the parkway planter refurbishment on Novel and two (2) cul-de-sac homes on Daybrook. Motion carried 3/0.

F. Dudley/Sedge/Hyacinth Planting - A motion was made and seconded to approve proposal provided by Gothic Landscape to fill in plants and mulch on Dudley, Sedge and Hyacinth in the amount of \$4,185.00. Motion carried 3/0.

G. Lucinda Planting - this item was tabled for clarification.

H. Cordina Planting - this item was tabled for clarification.

6. UNFINISHED BUSINESS

A. STOVE

Resolution: A was made and seconded to deny the request for a stove to be installed in the Association kitchen. Motion carried 3/0.

7. COMMITTEE REPORTS

A. Social Committee – An update was provided by Gale Shepard.

B. Garden Committee – No update was provided.

C. Financial Committee – No update was provided.

D. Landscape Committee – A update was provided by Barry Leonard.

8. NEW BUSINESS

A. Recreation Facility Rental Reservation Form – 28-day comment period

Resolution: With no homeowner comments received a motion was made and seconded to approve the amended recreation facility rental reservation form as presented. Motion carried 3/0.

B. Signal Security

Resolution: A motion was made and seconded to approve Signal Security to provide a guard for clubhouse rentals that require security at a cost of \$34.88 per hour with a four (4) hour minimum. Motion carried 3/0.

C. Social Advisory Committee

Resolution: A motion was made and seconded to approve the changes to the Social Advisory Charter as presented. Motion carried 3/0.

D. Safety Committee

Resolution: A motion was made and seconded to deny the formation of a safety committee for lack of interest. Motion carried 3/0.

E. DRC Chair Appointment

Resolution: A motion was made and seconded to appoint Alan Srutowski as the DRC Committee Chairperson. Motion carried 3/0.

F. 2025 Draft Reserve Study

Resolution: A motion was made and seconded to approve the 2025 draft reserve study as prepared by Advanced Reserve Solutions. Motion carried 3/0.

G. 2025 Draft Reserve Study – Cost Center

Resolution: A motion was made and seconded to approve the 2025 cost center draft reserve study as prepared by Advanced Reserve Solutions. Motion carried 3/0.

9. ASSOCIATION UPDATES

- The Association is continuing to work with Accurate Pest Control to get the gopher issue under control with service increased to twice monthly. *Sommers Bend Master has gopher service on the ridge weekly.*
- Introduction of Associate Manager, Jessica Thomas.

10. TAYLOR MORRISON UPDATES

- Landscape turnover walk scheduled for Wednesday, July 10, 2024.
- Seal Coating on Daybrook scheduled for Friday, July 12, 2024.

11. HOMEOWNER FORUM

The following owner input was provided during forum:

- Children swimming in the pool outside of the posted hours of 10:00 a.m. – 2:00 p.m.
- Children be allowed to swim at any time.

- 2023 Pool Survey requested to be sent out again to the membership.
- New Event Planning Committee members needed.

12. NEXT MEETING & SITE REVIEW

The next Meeting of the Esplanade at Sommers Bend Community Board of Directors is scheduled for Wednesday, July 17, 2024, at the community recreation center. Executive Session will begin at 3:00 p.m. and General Session will follow at 4:00 p.m.

13. ADJOURNMENT

There being no further business to come before the board in General Session, the meeting was adjourned at 5:02 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 for the Esplanade at Sommers Bend Community Association.

Gloria O'Brien President 7/23/2024

Signature

Title

Date

