

**Esplanade at Sommers Bend Association
Board of Directors Meeting
At Sommers Bend Resort Campus; Gathering Center
Zoom Meeting ID: 897 6195 9427 Passcode: 422375
32176 Goldback Way, Temecula, CA 92591
Wednesday, November 15, 2023
General Session Minutes**

Directors Present Jeanne Markel - President
Wendy Bucknum – 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

- 1. Call to Order** The Board of Directors General Session Meeting was called to order at 4:05 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.

- 2. Owner questions regarding Agenda** There were no questions or comments.

- 3. Executive Session Meeting** 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.

- 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 duly made, seconded, and unanimously carried that the financial statements and reconciled bank statements dated September 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	\$139,950.59
Total Reserve Accounts	\$142,578.87
Total Other Assets/Liabilities	\$10,077.54
Total Assets	\$292,607.00

- B. General Session Minutes** Resolution: A motion was duly made, seconded, and unanimously carried that the General Session minutes, with corrections, dated October 17, 2023, be approved.

- C. Assessment and Maintenance Bond Release**

The Board reviewed the assessment and maintenance bond release for phase 21, 23 & 25. The requirement for 80% of the lots being closed and the developer being current on assessments has been met and the common areas for these areas has been turned over to the association.
Resolution: A motion was made, seconded, and unanimously carried that the Board approve.
- D. Ratify Tree Trimming Bid**

The Board reviewed the revised proposal from Cal Arbor Care to remove section related to not being responsible for damage to landscape and the addition of the Palms for 2024 was reviewed as well as adding Palm tree trimming in yearly.
Resolution: A motion was made, seconded, and unanimously carried that the Board ratified the revised proposal from Cal Arbor Care in the amount NTE \$14,042 in 2023 and \$10,270 in 2024.

5. Reports

- A. Action List Report** The Board reviewed and accepted the Action List Report.
- B. DRC Report** The Board reviewed and accepted the Design Review Committee Report.
- C. Lifestyle Report** Natalie Vasquez present to give Lifestyle Report.

6. Landscape Report No reports at this time.

7. Unfinished Business

- A. Proposal SST Extra Mic/ TO Gigabit Hub** The proposal from SST for extra microphone and to take over gigabit hub was reviewed and discussed.
Resolution: This item was tabled until the next meeting for further discussion.

8. Committees

- A. Social Advisory Committee** The Committee presented a request to the Board to purchase 7 additional patio heaters for upcoming Winter events.
Resolution: A motion was made, seconded, and unanimously carried that the Board approved the purchase of 7 additional patio heaters.
- B. Financial Advisory Committee** None at this time.
- C. Facilities Committee** Discussion on utility usage. 51% of the usage is during non-active hours.
Resolution: A motion was made, seconded, and unanimously carried that the Board approved that So Cal Edison visit the facility to evaluate the utility usage.
- D. Executive Committee** As the Executive Committee has finished up their task from the Board related to facilitating negotiations between Taylor Morrison and Esplanade related to the firepits and catering kitchen, the committee is no longer needed.

E. Garden Committee

The receipts for the Garden Committee for recent purchases were reviewed.

Resolution: A motion was made, seconded, and unanimously carried that the Board approved the receipts provided by the Garden Committee in the amount of \$633.66.

9. New Business

A. Proposal Annual Fire Alarm Inspection/Test

The Board reviewed a proposal from SST to perform annual fire alarm inspection and testing for the recreational facility in the amount of \$600.00. Resolution: A motion was made, seconded, and unanimously carried that Management request proposals from different vendors.

B. Garden Committee Charter

The current Garden Committee Charter was reviewed. Currently the charter notes the Board must approve proposals before work is started or purchases are made. Additionally, the spending authority is for \$1500 for the year and the budget for this item is \$2400.00.

Resolution: A motion was made, seconded, and unanimously carried that the Board approved to amend the charter with removing the requirement for prior Board approval. The Committee Chair was fine with leaving the spending authority limit noted in the charter at \$1500.00.

10. Association Updates

Association updates provided by Management:
Association is continuing to work with pest control vendor to get gopher issue under control. Service for gopher 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.

11. TM Updates

Taylor Morrison Updates:
- 2 homes left to sell
- 15 homes under contract
- Demolition for sales office parking lot has begun
- Esplanade main gate will begin closing at 5:00 p.m. on 11/20/23
- R&R this week and next

12. Owner Forum

In accordance with State Statute, the owners present were given an opportunity to address the Board of Directors. There were no items presented by homeowners.

13. Next Meeting

The next Board of Directors meeting is scheduled for Wednesday, January 17, 2024, at the 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.

14. 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 4:53 p.m.

Certificate of Authenticity

Nicole Balchunas
I, _____, 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:

Nicole Balchunas

Secretary

1/22/2024

Signature

Title

Date