

**Esplanade at Sommers Bend Community Association  
Board of Directors Meeting  
Via Zoom Meeting ID: 897 6195 9427 Passcode: 422375  
January 18, 2023 - General Session Minutes at 4:00pm**

- Directors Present**                    Jeanne Markel - President  
   Wendy Bucknum – Treasurer  
   Nicole Balchunas – Secretary
- Seabreeze Management Company, Inc.**    Stephanie Schumann, CMCA, Senior Community Manager &  
   Melissa Valona, Lifestyle Coordinator 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 4:07 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 December 2022 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 December 21, 2022, be approved as presented.
- C. Assessment Bond Release**                                    A motion was made, seconded, and unanimously carried to approve Assessment Bond release for overall Phase 15, Tract 37341-14, lots 14-17 & 33-36, more than 20% of the lots have sold and the Developer is current on assessments.
- D. Ratify Mainline Repair**                                    The Board reviewed the invoice for mainline repair at 321424 Sedge in the amount of \$785.00.  
   Resolution: A motion was made, seconded and unanimously to ratify the expense.
- 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**    Melissa Valona provided a Lifestyle Report and Resort Campus updates.
- Reminder about upcoming events

Update on the February events to include a Valentine celebration, Superbowl event and Taco Tuesday.

- D. Social Advisory Committee**

The Board reviewed the January 3, 2022 minutes from the Social Advisory Committee as well as a request for rec facility supplies to be used for events and clubhouse use. The supplies included dinner plates, silverware, plastic glasses, industrial coffee machine, folding tables, chairs, tablecloths, wine glasses and outdoor patio heaters for a total of \$4,355.45. The committee also had a request not to replace any committee member that may resign unless the committee will fall below 5 members.  
Resolution: A motion was made, seconded, and unanimously carried to approve the supplies and request to not replace members unless the committee falls below 5. A motion was made, seconded, and unanimously carried to approve additional funds.
  - E. Social Advisory Resignation & Interest**

The Board reviewed and acknowledged resignation from Michael Schmidt and interest from Sally Stewart and Karen Eubank.  
Resolution: The Board resolved to not fill the vacant position.
- 6. Landscape**
  - A. Proposal Tree Replacement**

The Board reviewed proposal from Gothic to replace 2 dead Acacia trees damaged by gopher activity at the end of Sedge in the amount of \$590 for 2 15 gal trees or \$1,020 for 2 24 inch box trees.  
Resolution: A motion was made, seconded, and unanimously approved to replace with the 2-15 gallon trees but to wait till gopher activity is under control.
  - B. Proposal Tree Trimming**

The Board reviewed proposal from Gothic to trim some trees in the parkways along Sedge and Sonders in the amount of \$3,937.50.  
Resolution: A motion was made, seconded, and unanimously carried to approve the proposal from Gothic.
- 7. Unfinished Business**
  - A. Proposals AV Equipment**

The Board reviewed 4 bids for audio visual equipment for zoom/in person board meetings. Bids ranged in price from \$3300 to \$9500.00.  
Resolution: A motion was made, seconded, and unanimously carried to approve the proposal from SST for AV system in the amount of \$6,494.19.
  - B. Proposals Stove/Oven**

The Board reviewed spreadsheet with bids received. The proposals were tabled at this time but will remain on the agenda under unfinished business.
  - C. Proposal/Info for Firepit Common Area**

The Board reviewed spreadsheet with bids received. The proposals were tabled at this time but will remain on the agenda under unfinished business.
  - D. 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 proposal from TriCounty to split the outlets was tabled at this time but will remain on the agenda under unfinished business.
  - E. Discussion Facilities Committee**

The Board reviewed the Association's attorneys' input on forming a Facilities Committee as well as a sample committee charter. Attorney advised the authority in the Governing documents allow for this and well as some suggestions in setting out guidelines for the committee.

Resolution: A motion was made, seconded, and unanimously carried to approve forming a Facilities Committee. The Board provided additional qualifications to be included with the candidate interest form. Management to update and send to the Board for final approval before sending it out to the membership and to be reviewed at the next meeting.

## 8. New Business

- A. DRC Request for DRC Guideline Amendment related to 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 sending proposed edits out to the membership for 28 day comment and to be reviewed at the next meeting.
- B. Proposed Amendment & HO Comment Holiday Decoration Rule** The Board reviewed the proposed amendment to the holiday decorating rule to allow winter holiday decorations to be put up starting November 1<sup>st</sup>. Additionally the Board reviewed 2 homeowner comments received on the proposed amendment.  
Resolution: A motion was made, seconded, and unanimously carried to approve the proposed amendment to allow decorating to start November 1<sup>st</sup>.
- C. Proposals Replace Umbrellas** The Board reviewed proposal from Patio Shoppers to replace the current umbrellas that have a locking mechanism that is too high for most residents to reach easily with a crank type of umbrella. The cost to replace all 23 umbrellas is \$10,679.96 or \$6,152.85 for 12.  
Resolution: The Board resolved to table the proposal, have management obtain bid from the company Taylor Morrison used for the initial umbrellas and to see if there is a way to drill a hole lower on the umbrella base that could be an alternative to replacing.

## 9. Association Updates

The following updates were provided to the members:

- CM 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 landscaper on replacing missing plants in parkway along Sonders along with mulch replenishment once color for mulch is decided. Tree trimming bids in packet for board to review.
- FAQ sheet is housed on website.

## 10. Taylor Morrison Updates

The following updates from Taylor Morrison were provided to the member.

- As of 118.23 93 of the 120 fireplace replacements have been completed.
- 10 homes trenching ready in July.
- 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.
- Association amenities request is still in progress and will report when more information is provided.
- Taylor Morrison did have the clubhouse front door repaired under warranty and no issues were found with installation.
- Vehicle gates will continue to be open during sales hours 6am-6pm.

**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 comment curbside walkway eroding and missing plants.
- Homeowner comment, pool should not be heated in the winter months, it is too expensive and no one uses it. Temperature for recreational building should be locked at a steady temp.
- Homeowner request for the last 12 months of gas bills to pool committee for review and recommendations to the Board.
- Homeowner request for financial transparency
- Homeowner request to reschedule homeowner financial training.

**12. Announcement Next Meeting**

The next Board of Directors meeting is scheduled for February 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 5:32 p.m.

Jeanne Marke1

**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 for the Esplanade @ Sommers Bend Community Association.

DocuSigned by:

*Jeanne Markel*

President, HOA

2/21/2023

Signature

Title

Date

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