

ESPLANADE AT SOMMERS BEND COMMUNITY ASSOCIATION
Board of Directors Meeting
Tuesday, July 17, 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

2. 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.

3. COMMITTEE UPDATES

- Event Planning Committee – Mary Sanchez provided an update
- Garden Committee – no update provided
- Financial Committee – no update provided
- Landscape Committee – Barry Leonard provided an update

4. OWNER QUESTIONS REGARDING AGENDA ITEMS

No items regarding the agenda were brought before the Board.

5. 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 – June 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	\$175,440.74
Total Reserve Funds	\$240,555.53
Total Other Assets/Liabilities	\$422,530.58
Total Assets	\$49,187.46
Cost Center Operation Funds	\$46,060.65
Cost Center Reserve Funds	\$21,104.26

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

B. General Session Minutes – June 27, 2024

Resolution: That the General Session minutes dated June 27, 2024, be approved as presented.

6. BOND RELEASES

- A. Resolution: A motion was made and seconded and carried to approve the entry gates bond (Yarrow, Sorrel and Sonder) in the amount of \$9,010.00 with the contingency upon Taylor Morrison disbursement of accrued reserves for the cost center with a check in the amount of \$9,680.00. Motion carried 3/0.
- B. Resolution: A motion was made and seconded and carried to approve the private streets & gates bond in the amount of \$2,614,911.00 as presented. Motion carried 3/0.

7. LANDSCAPE PROPOSALS

Location	Bid #	Cost
Cordina Missing dead plants on parkways	58724-6.14.24.6	\$2,050.00
Clubhouse Mulch	58724-6.7.24	\$8,100.00
Clubhouse -Plant infill in bare areas at clubhouse and add mulch where new plants will be installed	58724-6.7.24	\$4,033.45
Plant infill on parkways in front of 32354-39916 Lucida	58724-6.20.24.1	\$3,975.00
Replace 1-15gl Olive Tree at Entrance of Goldback and Sorrell next to house 32179 due to Palo Verde Dying out and not doing good in that area. 1- 15gl Palo Verde at Entrance of Lucida and Summers bend and 1-15gl Sumac in front of 32336 Sander that is missing.	58724-6.14.24.1	\$800.56

Resolution: A motion was made and seconded and carried to deny the above listed landscape proposals. Motion carried 3/0.

8. DAYBROOK AREA ROCK INSTALLATION

Resolution: A motion was made and seconded and carried to approve the proposal provided by All Terrian Landscape in the amount of \$1,691.00 for the installation of rock on Novel Ct. Motion carried 3/0.

9. CLOCK (Pool Area)

Resolution: A motion was made and seconded and carried to approve the Association to purchase a replacement clock for the pool area from Amazon at a cost of \$99.00. Motion carried 3/0.

10. INVESTMENTS

Resolution: A motion was made and seconded and carried to move \$50,000.00 from general reserves to purchase an additional CD in the amount of \$50,000.00 for a period of 6 months. Motion carried 3/0.

11. HOMEOWNER CORRESPONDENCE

Resolution: A motion was made and seconded and carried to move to lock the main entrance clubhouse doors on the weekends from 5:00 p.m. Friday evening to 9:00 a.m. Monday morning. Motion carried 3/0.

12. REPORTS

- DRC Committee – June 2024

Action: Review & file.

13. TAYLOR MORRISON RESIGNATIONS

A motion was made seconded and carried to accept Nicole Balchunas, Board Secretary resignation. Motion carried 2/0.

A motion was made seconded and carried to accept Wendy Bucknam, Board Treasurer resignation. Motion carried 2/0.

13A. BOARD APPOINTMENT – Tony Haffel

A motion was made seconded and carried to appoint Tony Haffel to the Esplanade at Sommers Bend Board of Directors. Motion carried 2/0.

14. HOMEOWNER FORUM

The following owner input was provided during forum:

- Stove for the kitchen

15. NEXT MEETING & SITE REVIEW

The next Meeting of the Esplanade at Sommers Bend Community Board of Directors is scheduled for Wednesday, August 21, 2024. at the community recreation center. Executive Session will begin at 2:30 p.m. and General Session will follow at 4:00 p.m.

16. ADJOURNMENT

There being no further business to come before the board in General Session, the meeting was adjourned at 4:36 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

8/22/2024

Signature

Title

Date