

ESPLANADE AT SOMMERS BEND COMMUNITY ASSOCIATION
Board of Directors Meeting
Wednesday, September 18, 2024 | 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
Tony Haftel, Secretary
Jay Shepard, Treasurer

DIRECTORS ABSENT

None

SEABREEZE MANAGEMENT

Courtney Chastain, VP of Community Management (Via Zoom)
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 – No update was provided.
- Garden Committee – No update was 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 and carried to approve the Consent Calendar items A – D as presented. Motion carried 3/0.

A. Financial Report – August 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	\$176,521.97
Total Reserve Funds	\$251,688.12
Total Other Assets/Liabilities	\$435,841.18
Total Assets	\$54,285.48

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

B. General Session Minutes – August 21, 2024

Resolution: That the General Session minutes dated August 21, 2024, be approved as presented.

C. Items for Ratification

Vendor	Scope of Work	Cost	To Be Paid from GL #
Adam's Landscape	Bid# 12338 16 Lantana Clubhouse area	\$690.00	GL# 6415 Landscape Extras
Adam's Landscape	Bid# 12341 9 Ceanothus Pool slope/Pickleball court area	\$315.00	GL# 6415 Landscape Extras

D. Committee Reports

- Architectural Report – August 21, 2024
- Architectural Report – September 8, 2024
- Financial Committee Minutes – August 19, 2024
- Social Committee Minutes – August 19, 2024
- Social Committee Minutes – August 21, 2024
- Landscape Committee Report – September 11, 2024

6. GUTTER PROPOSAL – Pool Equipment Room

Resolution: A motion was made, seconded, and carried to approve the proposal provided by HG Seamless Gutters for the installation of gutters along the north side of the pool equipment room at a cost of \$1,000.00. Motion Carried 3/0.

7. SPA CAMERA REPAIR PROPOSAL – SST

Resolution: A motion was made, seconded, and carried to table the proposal provided SST for the repair of the spa camera. Motion Carried 3/0.

8. RING CAMERA PROPOSAL

Resolution: A motion was made, seconded, and carried to table the Ring camera proposals. Motion carried 3/0.

9. LEGAL PROPOSAL – WHETNEY PETCHUL

Resolution: A motion was made, seconded, and carried to approve the proposal provided by Whitney Petchul for the Association's legal counsel with the waiver of the retainer fee in the agreement. Motion carried 3/0.

10. MULCH PROPOSAL – All Terrain

Resolution: A motion was made, seconded and carried to approve the proposal provided by All Terrain Landscape for the installation of 1,361 feet of mulch at Hyacinth/Dudleya and Sedge/Dudleya at a cost of \$1,320.00. Motion carried 3/0.

11. LANDSCAPE PROPOSAL – Adams's Landscape

Resolution: A motion was made, seconded, and carried to approve the proposal #12326 provided by Adam's Landscape for the at a cost of \$385.00. Motion carried 3/0.

12. LANDSCAPE PROPOSAL – Adams's Landscape

Resolution: No action was taken on the landscape proposals as the Board elected to approve the rock proposal below (item #13).

13. ROCK PROPOSAL – Abronia Court

Resolution: A motion was made, seconded, and carried to approve the proposal provided by All Terrain Landscape for the rock installation on Abronia Court at a cost of \$2,535.00. Motion carried 3/0.

14. TABLE & CHAIR PROPOSAL

Resolution: A motion was made, seconded, and carried to approve the purchase (13) 4 packs of folding padded chairs from Costco at a cost of \$1,299.87 and 4 folding 6-foot tables from Home Depot at a cost of \$179.56 for a total cost of \$1,479.43. Motion carried 3/0.

15. 2025 DRAFT BUDGET

Resolution: A motion was made, seconded, and carried to approve the 2025 draft budget as presented with assessments increasing to \$237.00 and cost center assessments increasing to \$42.00 beginning January 1, 2025. Motion carried 3/0.

16. COLLECT ASSESSMENT PROPOSAL – Alterra

Resolution: A motion was made, seconded, and carried to deny the proposal provided by Alterra and direct management to obtain additional proposals from Associated Lien and SBS Lien to be added to the October agenda. Motion carried 3/0.

17. COMMITTEE RESIGNATION – Finance

Resolution: A motion was made, seconded, and carried to accept the resignation of Mark O'Brien from the finance committee. Motion carried 3/0.

18. DRC COMMITTEE CANDIDACY

Resolution: A motion was made, seconded, and carried to accept the appointment of Mark O'Brien to the DRC Committee. Motion carried 3/0.

19. GARDEN COMMITTEE CANDIDATES

Resolution: A motion was made, seconded, and carried to appoint the below listed members to the Garden Committee with Kristi Grant as Committee Chairperson. Motion carried 3/0.

- Lori Blate
- Doreen Campbell
- Karen Eubank
- Kristi Grant
- Gail Hernando
- Kristi Kelly
- Robin Oka
- Lyndy Schafer
- Gail Shepard
- Patty Young
- Mary Haddad
- Yoko Vivian

20. INVESTMENTS – Ameriprise

Resolution: A motion was made, seconded, and carried to approve for the Association to reinvest \$10,000 into a new 6-month CD at the highest yield and \$30,000 for a total of \$40,000 in a 6-month CD as well as moving \$30,000 from the reserve account to Ameriprise. Motion carried 3/0.

21. RAYPAK POOL HEATERS (3)

Resolution: A motion was made, seconded, and carried to have Aquarius Pools dispose of the three (3) nonworking Repak pool heaters. Motion carried 3/0.

22. GARDEN COMMITTEE CHARTER

Resolution: A motion was made, seconded, and carried to approve the Garden Committee Charter to be updated to the committee will be given a spending limit per calendar year as determined by the Board. Motion carried 3/0.

23. EVENT PLANNING COMMITTEE CHARTER

Resolution: A motion was made, seconded, and carried to approve to remove the word treasurer from the Event Planning Committee charter. Motion carried 3/0.

24. HOMEOWNER CORRESPONDENCE

Resolution: Review & file.

25. BOARD/COMMUNITY UPDATES

- An update was provided by Director Haftel regarding poker and bingo.
- Update from Jay Shepard about upcoming Town Hall meeting.
- Update from Gloria O'Brien about Board member applications.
- Update from Gloria O'Brien about rock installation.

26. HOMEOWNER FORUM

- Temecula Valley School District Meet & Greet
- Garden Committee

27. NEXT MEETING

The next meeting of the Esplanade at Sommers Bend Community Association Board of Directors is scheduled for Wednesday, October 16, 2024. Executive Session will begin at 2:00 p.m. and General Session will follow at 4:00 p.m.

28. ADJOURNMENT

There being no further business to come before the board in General Session, the meeting was adjourned at 4:55 p.m.

Certificate of Authenticity

I, Tony Haftel, 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.

Signed by:

 65CA14E7CE0446C...

Secretary Esplanade HOA Board

10/18/2024

Signature

Title

Date

