

ESPLANADE AT SOMMERS BEND COMMUNITY ASSOCIATION
Board of Directors Meeting
Wednesday, October 16, 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
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 – Windy Brooks provided an update.
- 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 – September 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	\$178,210.12
Total Reserve Funds	\$266,187.75
Total Other Assets/Liabilities	\$454,933.25
Total Assets	\$63,989.64

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

B. General Session Minutes – September 18, 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# 12347 Tree Removal in Parkway Between 39834 and 39850 Abronja	\$400.00	GL# 6425 Tree Maintenance
Commercial Door	Lock & Handle for Gym Doors	\$477.77	GL# 6590 Common Area Maintenance
Amazon	Color Printer/Copier	\$586.16	GL# 6035 Office & Postage

D. Committee Reports

- Financial Committee Minutes – September 12, 2024
- Event Planning Committee Minutes – September 9, 2024
- DRC Committee Minutes – October 4, 2024

6. SEALANT PROPOSALS – Clubhouse Parking Lot

Resolution: A motion was made, seconded, and carried to table the sealant proposals for the clubhouse parking lot until Spring 2025. Motion carried 3/0.

7. LANDSCAPE/ROCK PROPOSAL - Cordina Place

Resolution: A motion was made, seconded, and carried to approve the proposal provided by All Terrain Landscape for the installation of rock on Cordina Place at a cost of \$2,484.00. Motion carried 3/0.

8. AUDIT & TAX PROPOSAL

Resolution: A motion was made, seconded, and carried to approve the proposal provided by Newman CPA at a cost of \$1,550.00. Motion carried 3/0.

9. QUARTERLY HVAC MAINTENANCE PROPOSAL

Resolution: A motion was made, seconded, and carried to approve the proposal provided by Hush Air for quarterly HVAC maintenance at a cost of \$630.00 beginning October 2024. Motion carried 3/0.

10. HOME ENERGY MONITORS

Resolution: A motion was made, seconded, and carried to approve the purchase of two (2) home Energy Monitors from Amazon at a total cost of \$435.00 and to have Redhawk Electric install the monitors at a cost of \$600.00. Motion carried 3/0.

11. 2025 DRAFT BUDGET

Resolution: A motion was made, seconded, and carried to approve the 2025 draft budget as presented with regular assessments increasing to \$237.50 and cost center assessments increasing to \$42.00 effective 1.1.2025.

That the Association approves the monthly reserve contribution of \$7,804.00 for the community and a monthly reserve contribution of \$5,296.42 for the cost center. Motion carried 3/0.

12. INVESTMENTS – Ameriprise

Resolution: A motion was made, seconded, and carried to approve the reinvestment of the \$10,000 CD that is maturing on 11.14.2024 into a new 6 month CD at the highest yield and to invest an additional \$44,000 that is currently in cash into a new 6 month CD at the highest yield. Motion carried 3/0.

13. POOL TABLE REFELTING PROPOSAL

Resolution: A motion was made, seconded, and carried to approve the proposal provided by High Society Pool Tables for the installation of Simonis 860 cloth in color: slate gray and leveling (included) at a cost of \$600.00. Motion carried 3/0.

14. LANDSAPE PROPOSALS – Adam’s Landscaping

Resolution: A motion was made, seconded, and carried to approve the below listed proposals. Motion carried 3/0.

Bid #	Scope of Work	Cost
12342	Plant and Mulch Installation on Left (North) Side of Lucida Dr. from Daybrook Terrace to Sommers Bend Install (144) 1-gallon Trailing Rosemary -- Install (13) Yards of Chocolate (Mahogany) Woodchip	\$3,720

12346	Tree Installation --Remove Dead Willow Acacia Tree and Install (1) 15-gallon Willow Acacia in Front of 39601 Verbena Way	\$200
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15. TREE REMOVE & REPLACE PROPOSAL - Adam's Landscape

Resolution: A motion was made, seconded, and carried to approve the bid# 12399 for the removal of 139 Shoestring Acacia trees and replanting of 139 Willow Acacia trees at a total cost of \$29,885.00. Motion carried 3/0.

16. PRESSURE REGULATION PROPOSAL – Adam's Landscape

Resolution: A motion was made, seconded, and carried to approve bid# 12377 for the installation of two (2) pressure regulators on the clubhouse backflows at a cost of \$4,800.00. Motion carried 3/0.

17. ASSESSMENT COLLECTION PROPOSALS

Resolution: A motion was made, seconded, and carried to table the proposal for assessment collections and instruct management to obtain two (2) additional bids to be added to the November 20, 2024, agenda for Board review. Motion carried 3/0.

18. PICKLEBALL TOURNAMENT

Resolution: A motion was made, seconded, and carried to approve the pickleball tournament to be held on Saturday, November 9, 2024, 8:00 a.m. to 4:00 p.m. and Sunday, November 10, 2024, 11:00 a.m. to 4:00 p.m. with the following stipulation: That any donation retained surplus from the expenses of the tournament would be returned to the donors, pro rata. Note: *The Pickleball committee is requesting a \$15.00 donation to cover the purchase of additional pickleballs and lunch.* Note: This is not an HOA sponsored event. Motion carried 3/0.

19. HANDBOOK/RULE CHANGE

Resolution: A motion was made, seconded, and carried for the following rule changes to be sent out for 28-day comment. Motion carried 2/1. Director O'Brien voted no to all mobile credentials being \$10.00.

18.3 Lost or Stolen key fobs should be reported to the Management so they can be deactivated. A replacement key fob will be issued at \$50.00.

18.4 Mobile Credentials may be reissued for any reason for a fee of \$10.00. Management will deactivate the prior mobile credentials.

20. STATION 95 PICKLEBALL

Resolution: Director O'Brien elected to pull this item from the agenda. No further action was taken by the Board of Directors.

21. CONTROLLED GAMBLING – PC337

This item was reviewed with membership and they were advised "No money or other items of value shall be exchanged on Association property."

22. HOMEOWNER FORUM

- No items were brought to the Board in homeowner forum

23. NEXT MEETING

The next meeting of the Esplanade at Sommers Bend Community Association Board of Directors is scheduled for Wednesday, November 20, 2024. Executive Session will begin at 2:00 p.m. and General Session will follow at 4:00 p.m.

24. ADJOURNMENT

There being no further business to come before the board in General Session, the meeting was adjourned at 5:13 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.



Board Secretary

Esplanade HOA

25 October 2024

Signature

Title

Date