

**Esplanade @ Sommers Bend Community Association
Board of Directors Meeting
Rec Center & Zoom Meeting ID # 897 6195 9427 Passcode # 422375
July 19, 2023 - General Session Minutes**

- Directors Present** Jeanne Markel - President
 Wendy Bucknum – Treasurer
 Nicole Balchunas – Secretary
- Directors Absent** None.
- Seabreeze Management Company** Stephanie Schumann, Director of Community Management
- 1. Call to Order** As a quorum was present, the Board of Directors General Session Meeting was called to order at 4:03 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** Recommendation: 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 April 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.
- B. General Session Minutes** Resolution: A motion was made, seconded, and unanimously carried that the General Session Minutes dated June 21, 2023, be approved as presented.
- C. Ratify Domestic Water Line Repair to Rec Facility** The Board reviewed the invoice for domestic water line repair to rec facility in the amount of \$1,950.00. Approval given due to urgent nature of repair as water was off to the entire building until repairs could be made.
Resolution: A motion was made, seconded, and unanimously carried that the Board ratify approval and document for the minutes.
- 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 was not present to give Lifestyle Report.

6. Landscape
A. Proposal Mulch The Board reviewed a landscape proposal from Gothic for replenishing mulch on Abronia/Crafton/Melic/Hyacinth/Olea/Dalisay & Park/ Ninebark/ Lucida and Slope/Cordina in the amount of \$14875.00.
Resolution: A motion was made, seconded, and unanimously carried to approve the proposal.

7. Committees
A. Facilities Committee The Board reviewed the proposal presented by the FC to install a new gas line from gas meter to breaker for the kitchen stove in the amount of \$610.00. The Board resolved to table proposal presented until everything with Taylor Morrison is resolved with the kitchen electrical and for the FC to find out what is needed for ventilation. Management advised FC that Tri County Lighting advised that there is a gas line in the attic above the kitchen that could potentially be used.

The FC gave a presentation and update to the Board and homeowners on the firepit item. They went over their recommendation to send out the scope of work they have for a firepit in the unused open area to the left of the recreational facility with the fuel source to be a large capacity propane tank. The Board of Directors requested the FC have the scope of work include the two other locations originally discussed, in the grass area next to the pool pump room and the area near the bocci ball courts.

B. Information Electrical Breakers at Pool The Board reviewed an invoice and report from Tri County Lighting regarding breaker at pool. The breaker kept tripping, Tri County inspected and found incorrect breaker installed. Breaker was replaced and Tri County mentioned it should be covered by developer.
Resolution: A motion was made, seconded, and unanimously carried to submit the items to Taylor Morrison Warranty, via Jeff Perkins, for review and request Taylor Morrison reimburse the Association for the expense to replace the breaker.

C. Executive Committee The Executive Committee gave an update to the homeowners present at the meeting and will be scheduling a third town hall meeting for the firepit topic.

8. Unfinished Business
A. Proposals Inspector of Elections Community Manager advised that management could process all the mailings required for the annual election for less than the inspector of elections companies could if the Board wanted to proceed in that direction. The Board would still need to appoint or hire a third party to accept the ballots and to attend meeting to open and tabulate ballots.
Resolution: The Board resolved to have management process all steps of the annual election with costs defined under schedule A of the management contract and requested bids from inspector of election services company to receive ballots, attend meeting and tabulate ballots.

B. Proposal Propane for Outdoor Heaters

The Board reviewed 3 proposals for propane services for the outdoor heaters. Resolution: A motion was made, seconded, and unanimously carried that the Board approve proposal from Cynch. Board requested 2 options for the cage location as well as a photo and a contract.

9. New Business

A. Proposal BMI Music License and Info

The Board reviewed information and a proposal from BMI Music Inc. Association is required by law to have music license. This is one of the largest companies who supply this and would cover all the needs of Esplanade. The cost is \$546.36 a year.

Resolution: A motion was made, seconded, and unanimously carried that the Board approve proposal from BMI.

B. Proposal Amendment/Edit Community Handbook/Rules

The Board reviewed proposed amendments/edits to the Community Handbook/Community Rules.

Resolution: A motion was made, seconded, and unanimously carried that the Board request the proposed amendments/edits go out to the membership for the required 28-day comment period and placed on the August agenda for the Board to review and adopt.

C. Discussion Gates and Phone Directories

The Board heard from Jeanne on the topic of the gates and the 2 phone directories. Currently all owner's names are input in the main entry phone directory and for the Lucida gate, only the owners who live in that area are input in that entry phone directory. Concern to be considered is that that gated area will house both Esplanade and Sommers Bend owners and are there any issues or concerns to be taken into consideration.

The Board resolved to check with both Taylor Morrison and Woodside Homes to see if there is any reason this would not be allowed.

10. Association Updates

The following updates were provided to the members:

- Continuing to be working with Pest Control to get gopher issue under control. Requested assistance from Anna at Sommers Bend Master and Woodside Homes on their sides.
- Gothic will be installing approved proposals for parkway plant replacement starting the week of July 24th and as plants are being planted, the area will also be mulched with the Premium Mahogany mulch.

11. Taylor Morrison Updates

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

- The 2 pedestrian gates at Butterfield Stage and on Sonders are online with the Proptia system used for Esplanade. Woodside and Taylor Morrison have finalized the documents and there will be a turnover walk scheduled in the very near future.
- Estimated project completion is still Q1 2024.
- Construction updates, 243 homes have been sold and construction is finishing up on the remaining homes being built. There are fewer large trucks at this time and construction will continue to have clean up and street sweeping done 2 times a week.
- Taylor Morrison continues to work with California Gate on vehicle gate issues both on the Sonders exit gate as well as the Lucida gates. They

have replaced the loop detectors on both and hope this will resolve the issues. Request for members to monitor and report issues to management so they can pass long to Taylor Morrison to address with California Gate.

12. 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:

- Concern with outside teenagers using the pool. Members can report to staff if during staff hours and after staff hours should report to the police for trespassing.
- Question on if signage can be put on back gate coming into the community advising Private Property, No Trespassing and for the use of Esplanade Residents Only.
- Request to have eblast sent to membership about issue of trespassing.
- Broken irrigation issue at 32025 & 32019 Sedge and possibly 32031.
- Request for updated from Natalie on survey that was sent out asking about activities interest.
- Comments on the landscaping concerns at the Master Association and how it is affecting the homes that abut the ridge line from the Master Association. Request for update from Anna that can be shared with the membership.

13. Announcements

The next Board of Directors meeting is scheduled for 8/16/23 at 4:00 PM.

14. 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 5:51 p.m.

Jeanne Markel

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

8/24/2023

Signature

Title

Date

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