

**Esplanade at Sommers Bend Association
Board of Directors Meeting
At Sommers Bend Resort Campus; Gathering Center
Zoom Meeting ID: 838 2074 9617 Passcode: 413712
32176 Goldback Way, Temecula, CA 92591
April 17, 2024 - General Session Minutes**

Directors Present Gloria O'Brien – President
Wendy Bucknam – Treasurer
Nicole Balchunas - Secretary

Directors Absent None

Seabreeze Mgmt. Stephanie Schumann, CACM, Director of Community Management and Julian Rabago, Associate Manager

Call to Order The Board of Directors General Session Meeting was called to order at 4:05 p.m. The notice and agenda were posted at the designated location at least four (4) days prior to the meeting in accordance with California Civil Code.

1. Executive Session Acknowledgment An Executive Session meeting was held prior to the General Session to discuss matters related to member discipline, member delinquency, 3rd party contracts, personnel issues, and/or approval of prior Executive Session minutes.

2. Owner questions regarding Agenda There were no questions or comments.

3. Consent Calendar Resolution: A motion was made, seconded, and unanimously carried that the following Consent Calendar items be approved as presented.

A. Financial Statements *Financials are emailed to the Board monthly.*
Recommendation: That the current financial statements (February) and reconciled bank statements 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.

| | |
|--------------------------------|--------------|
| Total Operating Accounts | \$121,260.65 |
| Total Reserve Accounts | \$188,038.79 |
| Total Other Assets/Liabilities | \$14,048.23 |
| Total Assets | \$323,347.67 |

- B. General Session Minutes** Resolution: A motion was made, seconded, and unanimously carried that the General Session Minutes dated March 20, 2024, be approved as presented.
 - C. Assessment Bond** None at this time.
 - D. Action List** The Board reviewed and accepted the Action List Report.
 - E. Insurance** The Board reviewed the conditional renewal and coverage change notices from the respective insurance companies. The Board requested the insurance company attend the next meeting to discuss notices and renewal.
- 4. Reports**
 - A. DRC Report** The Board reviewed and accepted the Design Review Committee Report.
 - B. Lifestyle Report** Update on Lifestyle events.
- 5. Landscape**

The Board reviewed proposals from Gothic for plant fill-in main and Yarrow entry, Salvia, and Sonder.

Resolution: A motion was made, seconded, and unanimously carried that the Board approve a revised proposal for the Yarrow gate plants in the amount of \$2,511.00 and for the Sorrel gate plants in the amount of \$2,574.00 and to table the other bids at this time noting Sonder was replenished by Taylor Morrison and the area on Salvia will be taken care of by Taylor Morrison.
- 6. Unfinished Business**
 - A. Proposals – Stove/Kitchen** Proposals and discussion on stove for kitchen have been tabled until June.
- 7. Committees**
 - A. Social** A brief update was given on recent events and on upcoming events.
 - B. Garden** The committee will be getting together with the Art Club to paint rocks for the garden.
 - C. Financial** Recommendation from the committee to change the start dates for the pool and rec facility to reflect occupancy date. The Board resolved to take no action at this time while more research is done.
 - D. Facilities** The committee presented the Board reports and recommendations for panic button, cameras and surveillance systems and request to be allowed to reach out to Associations vendors for further investigation.

The Board requested management forward the reports, findings and recommendations to the Board so they could review them as they were not provided in advance of the meeting so they could be reviewed in detail.

E. Landscape Committee Interests

The Board reviewed 4 committee interest forms for the Landscape Committee.

Resolution: A motion was made, seconded, and unanimously carried that the Board appoint Cheri Herman, Barry Leonard, Bill Mockabee, and Stephen Venturino to the Landscape Committee with Barry Leonard to be the Chairperson.

8. New Business

A. Proposed Firepit Rules/HO Comment

The Board reviewed the proposed Firepit Rules and one homeowner comment for the Board's review.

Resolution: A motion was made, seconded, and unanimously carried that the Board approve Firepit rules with noted revisions discussed at the meeting.

B. Draft Financial Review/Mgt Rep

The Board reviewed the FYE 2023 draft financial review and management representation letter prepared by Anthony Arne CPA.

Resolution: A motion was made, seconded, and unanimously carried that the Board approve the draft review and management representation letter as prepared.

C. Inspector of Elections

The Board reviewed two proposals for Inspector of Elections for December 2024 election.

Resolution: A motion was made, seconded, and unanimously carried that the Board approve the proposal from HOA Election Guys for Annual Election December 2024 in the amount of \$1,684.65.

D. Proposals Yearly Fire Sprinkler Test

The Board reviewed proposals for yearly fire sprinkler test in the amount of \$216.50 and \$329.45.

Resolution: A motion was made, seconded, and unanimously carried that the Board approve the proposal from All Safe Fire Extinguishers in the amount of \$216.50.

E. Proposal Aquarius Pools

The Board reviewed a proposal from Aquarius Pools for chemical feeder/acid fume scrubber in the amount of \$1300.00.

Resolution: A motion was made, seconded, and unanimously carried that the Board approved the proposal in the amount of \$1300.00.

F. Proposal Medical Alert Button

The Board reviewed a proposal from SST for purchase and installation of 3 panic buttons and keypad and wireless receiver in the fitness area. The Facilities Advisory Committee noted they did not recommend the

Board approving. The Board resolved to take no action on this at the recommendation of the Facilities Advisory Committee.

G. Request for Chairs

The Board reviewed a request for the Association to buy 20 additional folding chairs. Cost is approximately \$550.00.

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

H. Request for AED/CPR Class

The Board reviewed a request for permission to host an AED/CPR class for residents put on by the Fire Dept. No cost to residents' space for 50 people.

Resolution: A motion was made, seconded, and unanimously carried that the Board approve allowing the AED/CPR class.

9. Association Updates

Association is continuing to work with pest control vendor to get gopher issue under control. Service for gopher increased to 2 times a month and Sommers Bend Master has service on the ridge weekly.

10. TM Builder Update

Last home to close escrow in May 2024.

Update on Slurry Seal due to conflict with trash day on Thursday. The area scheduled for Thursday will be done on Monday, May 6th.

Correspondence letter from Taylor Morrison was shared with the community. Taylor Morrison is contributing \$5000.00 to the community to assist with the cost of the pool heater replacements.

11. Owner Forum

The topics discussed in the homeowner forum are as follows:

- Request for minutes to be posted. They are posted after approved on the community website.
- Landscape mulch is needed from some of the areas that were not done last year.
- Comments on street/seal work and concerns.
- Request for a independent 3rd party company to look at the street repairs before the seal is done.
- Request for street risk be considered.
- Question on why there was a change in pool vendors.
- Request to have pool hours/rules reposted to the whole community.

12. Next Meeting

The next Board of Directors meeting is scheduled for June 27, 2024 at Esplanade at Sommers Bend Resort Campus in the Gathering Center. Executive Session starts at 3:00 p.m. with the General Session to follow at 4:00 p.m.

Adjournment

There being no further business to come before the Board in General Session, a motion was made, seconded, and unanimously carried to adjourn at 6:09 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 held on the above date.

Gloria O'Brien

President

DocuSigned by:
Gloria O'Brien
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5/16/2024

Printed Name

Title

Signature

Date