



**Board of Directors Meeting
September 4, 2024**

The meeting was called to order at 6:00 p.m. with Christopher Cross, Joe Falvey, Kent Rezowalli, Andy Rodgers, Joe Tartoni in attendance. Stacey Lint from Homeowner Association Services was also present along with three homeowners.

HOMEOWNER COMMENTS

Homeowners brought comments about the draft Enforcement Policy and courtesy notices, landscaping, lack of watering of landscaping, reviewing the Landscape Maintenance Contract, and concerns over species of plants along Magee Ranch Road not being deer resistant.

APPROVAL OF MINUTES

The Board reviewed the minutes from the previous meetings. MSC: To approve the minutes from the July 10 Regular and Executive Session Board meetings, 5-0.

FINANCIALS

Management presented the July financials to the Board, going over expenses for the month. Intermediate financials were reviewed independently.

COMMITTEE REPORTS

The Landscape Committee updated the Board on site walk details with the landscaper. The Committee Report will be posted to the HOA website.

OLD BUSINESS

Enforcement Policy Update: The Board reviewed and discussed comments from homeowners regarding the draft Enforcement Policy which was sent to the community after the last meeting. MSC: To adopt the policy, 5-0. Management will send to the membership noting adoption. The Board directed Management to send letters to owners which involve fines or financial matters via Certified Mail.

NEW BUSINESS

2025 Budget: Management presented a recommended budget for 2025 which included a 5% increase in the management fee and greater than a 100% increase in the GHAD reserve contribution. That budget required a dues increase of 20%. The Board reviewed the budget in detail and decided to contribute \$80,000 to the GHAD reserves requiring a 15% increase in dues.

Electrical Panel Replacement: Blue Streak Lighting recommends replacement of the electrical panel at the entrance of the community. Management presented bids and Blue Streak was notably higher. Management will work with Blue Streak to see if the competitive proposal can be matched. MSC: To approve the replacement at a cost not to exceed \$3,300, 4-0.

Pear Tree Trimming: The Pear trees in the community are in need of pruning. The Board reviewed multiple bids and discussed the budget remaining for tree work in 2024. Tree West



provided the most cost effective scopes of work and recommended trimming along Magee Ranch Road be the priority. MSC: To approve the trimming of Pear trees along Magee Ranch Road at a cost of \$12,480 in 2024, 5-0. The Board also agreed to complete the trimming of the Pear trees along Blackhawk Drive and Brooktree Drive in 2025 with Tree West.

Pest Control: The Board asked for guidance from the GHAD Manager on whether controlling for ground squirrel and gopher population has any effect on hillside movement risk.

Compliance Report: Management detailed the last years' worth of CC&R compliance inspections, letters, and response from homeowners as an informational report to the Board.

Annual Meeting Planning: The call for candidates has officially closed and there are not more candidates than there are open seats. The Board, having held a balloted election in the last three years, is not required to hold an election this year if there are not more candidates than seats. Christopher Cross, Steve Enochian, and Andy Rodgers will be appointed to two year terms on the Board at the Annual Meeting in November.

As there was no further business, the meeting was adjourned at 8:25 p.m., with exception for the GHAD meeting. The next regular Board meeting will be held in conjunction with the Annual Board meeting on November 6 beginning at 6:00 p.m. at the Management Office in San Ramon.

Accepted, _____ Secretary

Previous Executive Session Summary

The Board met in Executive Session prior to this meeting to discuss member delinquency and compliance hearings for CC&R violations.