



**Board of Directors Meeting
May 1, 2024**

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

BOARD MEMBER APPOINTMENT

There were four homeowners who had submitted candidate statements for the Board and two open seats. The Board discussed with them all and also proposed that those who are not appointed consider the GHAD Board. All four candidates were extremely qualified, so the Board decided to appoint based on submittal timeframe. MSC: To appoint Joe Falvey and Joe Tartoni to the Board of Directors open seats, both with terms expiring at the 2025 Annual Meeting, 3-0.

HOMEOWNER COMMENTS

Homeowners brought comments about money concerns, reserve expenses, dead pepper trees and watering, and pear tree trimming.

APPROVAL OF MINUTES

The Board reviewed the minutes from the previous meetings. MSC: To approve the minutes from the March 6 Board Regular Session meeting, 3-0-2 with Joe F and Joe T abstaining as they weren't in attendance.

FINANCIALS

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

Resolved, the Board of Directors ("Board") for Magee Ranch Homeowners Association authorizes and instructs Allied Trustee Services to record a Notice of Delinquent Assessment in the full amount of unpaid assessments, late charges, interest and collections fees and costs against the following Magee Ranch account number(s): 1138019301, 1138004501, and 1138012601 as authorized by Civil Code Section 5673 if such account(s) have not been reinstated by the date specified on the Notice to the homeowner, 5-0.

COMMITTEE REPORTS

The Landscape Committee updated the Board on site walk details with the landscaper.

OLD BUSINESS

Enforcement Policy Update: Management presented comments from legal counsel on the proposed changes after the last meeting. This item was tabled for the new Board members to get up to speed.

CC&R Questionnaire – Homeowner Feedback: Management reviewed the homeowner feedback on the CC&R questionnaire with the Board and homeowners present. In general, it



seemed as though the majority of responses were in favor of more leniency in the proposed CC&Rs.

CC&R Questionnaire: The Board still needs to decide on the questionnaire final answers, which was tabled for the next meeting.

NEW BUSINESS

Meeting Room Options: Management shared estimated costs for renting a room with the Town of Danville, which were rather expensive. The Board agreed to continue holding meetings at the Management office.

Speeding/Traffic Concerns: Homeowners expressed concerns about drivers speeding and running stop signs in the community. Management will request additional patrols and service in the area from the Danville Police Department and try to set up a Town Hall meeting for the community to meet and speak with DPD.

As there was no further business, the meeting was adjourned at 7:52 p.m., with exception for the GHAD meeting. The next regular Board meeting will be held on July 10 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 collections costs with homeowners.