



**Board of Directors Meeting
January 31, 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 about fifteen homeowners.

HOMEOWNER COMMENTS

Homeowners brought comments about the dog attacks in the community, safety, CC&R changes, and bus stop changes. Homeowners also mentioned concerns with the landscapers attention to detail regarding trash and mushrooms and increased rodent activity.

APPROVAL OF MINUTES

The Board reviewed the minutes from the previous meetings. MSC: To approve the minutes from the November 1 Board meeting and December 18 Executive Session, 3-0.

FINANCIALS

Management presented the December Year End financials to the Board, going over expenses for the month and where that leaves the HOA for the year. Intermediate financials were reviewed independently. The Board agreed the financials were good to turn over to the CPA.

Management shared an update on the collections status of the past due Emergency Assessment. Currently there remains 6.9% of the balance outstanding. MSC: To proceed with a Pre-Collections Notice with 30 day timeframe, 3-0.

The Board appointed the President, currently Christopher Cross, to be the Authorized Director as defined in the Management Contract.

COMMITTEE REPORTS

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

OLD BUSINESS

CC&R and Bylaw Update: The CC&R and Bylaw update project is on hold for further updating. The costs for a complete update and a review and edit by Hughes Gill were provided. MSC: To contract with HGCT to review the drafted documents and update with case law, 3-0. Management will ask if the Board can review the standard questionnaire, understanding that may increase the hours needed by counsel to prepare a new draft.

Tree Review Requests: Several homeowners had requested tree work after the last round of approved work. MSC: To approve the work by Tree West at a total cost of \$3,245.00, 3-0.

NEW BUSINESS

Parking Rules: Management presented draft parking rules that could be adopted to better clarify the CC&Rs. The Board decided to wait for the CC&R project to be completed and include parking updated in the new draft.



Enforcement Policy Update: Counsel drafted a new Enforcement Policy which increases the fine schedule. MSC: To approve the Policy with minor changes, 3-0. Management will send to the community for comment prior to consideration for adoption at the next meeting.

Tree Replacement Proposal: A homeowner noted that some of the Pear trees along Blackhawk Road have not been replaced. MSC: To approve the replacement at a total cost of \$601.65, 3-0.

Update on Landscape Compliance Actions: Management included the violation report in the agenda package for Board review.

As there was no further business, the meeting was adjourned at 7:32 p.m. The next regular Board meeting will be held on March 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 in December to discuss member discipline.