



**Board of Directors Meeting
November 1, 2023**

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

Prior to the meeting, Jim Losi resigned from the Board, leaving an open seat on the Board with a term up at the Annual Meeting in 2024.

ANNUAL MEETING

The Annual Meeting was called to order. As there were not more candidates than open seats and as the Election Rules allow for appointment via Acclamation, the Board considered the candidates. Two candidates had submitted for two open seats. Prior to the meeting, both candidates rescinded their candidacy. However, another homeowner volunteered to be on the Board. MSC: To appoint Kent Rezowalli to a one year term on the Board with the seat up at the Annual Meeting in 2024, 3-0. There remain two open seats on the Board with two year terms up at the Annual Meeting in 2025.

Officer roles were appointed as follows:

President: Christopher Cross, Vice President: Andy Rodgers, Secretary: Kent Rezowalli

2024 meeting dates were set as follows:

January 10, March 6, May 1, July 10, September 4, November 6 (Annual Meeting).

Outgoing President Andy Rodgers shared some comments about the work done over the year.

The Annual meeting was adjourned at 6:12 p.m.

HOMEOWNER COMMENTS

Homeowners brought comments about hillside contracts, GHAD "assessments" in other communities, and questions on the completed repairs and expected success rate.

APPROVAL OF MINUTES

A motion to approve the minutes of the September 6 Executive Session, GHAD, and Regular session Board meeting was made, seconded and carried 2-0-1 with Kent abstaining. MSC: To approve the minutes from the September 27 Executive Session, 2-0-1. MSC: To approve the minutes from the October 4 Board meeting, 2-0-1, with Kent abstaining.

FINANCIALS

Management presented the September month end financials to the Board, going over expenses for the month and where that leaves the HOA for the year. The Board asked a few questions on past due accounts. Intermediate financials were reviewed independently. MSC: To accept the financials to date, 3-0.



OLD BUSINESS

CC&R and Bylaw Update: Management discussed the reason for pausing the CC&R and Bylaw update project and shared information with the Board on estimated costs for rewriting the CC&Rs. This will be discussed again at the next meeting with comparison pricing for a review of the current draft.

NEW BUSINESS

2024 Budget: Management presented a draft budget for 2024, which included increases across the operating budget and funding to both reserves. MSC: To approve the budget as drafted with a 20% increase in dues to \$408 per quarter, 3-0.

Light Patrol Bids: The Board reviewed bids for a monthly light inspection of common area lights, which should better address ongoing lighting concerns than relying on homeowner reports. MSC: To approve the monthly contract with Blue Streak Lighting at a monthly inspection rate of \$35 and NTE repair total of \$550, 3-0.

Year End Review: The Board discussed the Year End Review. MSC: To contract for the Year End Review and Tax Preparation at a cost not to exceed \$1,815, 3-0.

Tree Review Requests: Several homeowners had requested tree work after the last round of approved work. There were several comments advising against allowing a homeowner to remove trees in the LSE at their home. The Board asked for competitive bids on the proposed scope of work.

Holiday Lighting: The Board decided to turn the holiday lights at the entrance on the Friday before Thanksgiving.

Cell Tower: The Board requested Management reach out to other HOAs in the area to determine if they would want a cell tower installed.

Diablo Road / Green Valley Creek: There was discussion around the state of the creek along Diablo Road and the need for fallen trees and debris to be cleaned out to avoid fire danger in the summer and flood danger in the fall. The Board was supportive of efforts to contact the Town and put pressure on the private property owner of the relevant parcel.

Safety / Loose Dogs: Two dogs escaped from private property and bit a nearby homeowner again. The Board asked Management to put some information in the next newsletter to alert homeowners.

As there was no further business, the meeting was adjourned at 7:30 p.m. The next regular Board meeting will be held on January 10 beginning at 6:00 p.m. at the Management Office in San Ramon.

Accepted, _____ Secretary