



**Board of Directors Meeting
January 7, 2025**

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

HOMEOWNER COMMENTS

Homeowners brought comments on the homeowner comments portion of the meeting, lighting, and electricity usage.

APPROVAL OF MINUTES

The Board reviewed the minutes from the previous meetings. MSC: To approve the minutes from the November 6 Regular and Executive Session Board meetings, 5-0.

FINANCIALS

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

The Board discussed a collections issue. MSC: To provide the Association's collection agency the authorization to publish notice of trustee's sale if the account 1138004501 is not brought current by January 31, 2025, 4-0-1 with Joe T abstaining.

OLD BUSINESS

Round 2 Tree Trimming: Management presented the estimate for trimming the remaining pear trees that were rated priority 2 by the arborist. MSC: To proceed with the work by Tree West at a cost of \$17,118.00, 5-0.

Draft CC&R Discussion: Each Board member took time to review individual sections of the CC&Rs in detail. Feedback was shared with the rest of the Board and Management took notes of items to change, to keep in, and items to get further clarification on. Management will take the comments to legal for a new draft.

NEW BUSINESS

Backflow Replacement Budgeting: Two of the backflows in the community are functioning properly but not installed to code. A budgetary estimate was given to help plan for eventual replacement. Management will add the items to the next reserve study with a 10 year time frame for one time replacement.

Little Free Library Project: The Board reviewed a request by an owner to install a little free library somewhere in the common area. The Board had some questions and asked that she attend the next Board meeting to present the idea and discuss long term maintenance plans.



Ground Light Restoration: Two ground lights at the Sunhaven Road and Magee Ranch Road intersection are out. MSC: To replace the lights at an estimated cost of \$1,973.87, 5-0.

Landscape Maintenance Contract: The Board reviewed competitive contracts and bids for the landscape maintenance, irrigation controllers, annual color installation, and the regular v-ditch clean out work. While the bids for landscape “extras” were competitive, the new vendors were considerably higher on the maintenance contract price. MSC: To contract with New West for another year and approve the installation of the smart irrigation controllers at a cost of \$3,800.00, 5-0. The Board will evaluate New West over the period of the next year.

As there was no further business, the meeting was adjourned at 7:00 p.m. The next regular Board meeting will be held on March 5 beginning at 6:00 p.m. at the Management Office in San Ramon.

Accepted, _____ Secretary