



**Board of Directors Meeting  
November 6, 2024**

The meeting was called to order at 6:10 p.m. with Christopher Cross, Joe Falvey, Kent Rezowalli, Andy Rodgers, and Joe Tartoni in attendance. Stacey Lint from Homeowner Association Services was also present along with three homeowners.

**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. Three candidates had submitted for three open seats. MSC: To appoint Christopher Cross, Steve Enochian, and Andy Rodgers to two year terms on the Board with seats up at the Annual Meeting in 2026, 5-0.

Officer roles were appointed as follows:

President: Joe Falvey, Vice President: Andy Rodgers, Secretary: Joe Tartoni, Treasurer: Christopher Cross, Member at Large: Steve Enochian

The Board read out a Resolution of Thanks for Kent Rezowalli and his service to the community. The Annual meeting was adjourned at 6:20 p.m.

**HOMEOWNER COMMENTS**

Homeowners brought comments about the budget and dues increases.

**APPROVAL OF MINUTES**

The Board reviewed the minutes from the previous meetings. MSC: To approve the minutes from the September 4 Regular and Executive Session Board meetings, 4-0-1 with Steve Enochian abstaining as he wasn't present.

**FINANCIALS**

Management presented the September 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. There has been some dissatisfaction with the landscaper. Management will obtain bids for the landscape maintenance contract.

**NEW BUSINESS**

Draft CC&R Discussion: Management shared some comments on the draft CC&Rs and the Board added some others. The Board agreed further review is needed and discussed briefly splitting the CC&Rs into sections to make it easier to review. Comments brought by Management were agreed to including some changes.

The meeting at adjourned at 7:05 p.m. to hold the GHAD meeting and reconvened at 8:00 p.m.



Irrigation Controller Replacement: Given the HOA is going out to bid on the landscape maintenance contract the Board tabled the irrigation controller replacement bid from New West.

December Newsletter Topics: The Board proposed some newsletter topics regard the GHAD and what it is as well as reminders regarding the dues increase and reasoning behind the increase. Lastly, the Board asked for some more “feel good” topics to be included.

2025 Meeting Dates: Meeting dates for 2025 were set as follows: January 7, March 5, May 7, July 9, September 10, November 5.

As there was no further business, the meeting was adjourned at 8:10 p.m. The next regular Board meeting will be held on January 7 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 compliance hearings for CC&R violations and harassment claims.