

**Board of Directors Meeting  
March 5, 2025**

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

**HOMEOWNER COMMENTS**

Homeowners brought comments regarding deer-resistant planting, and parking at the entry to the community.

**APPROVAL OF MINUTES**

The Board reviewed the minutes from the previous meetings. MSC: To approve the minutes from the January 7 Regular Board meeting, 5-0.

**FINANCIALS**

Management presented the December financials to the Board, going over expenses for the month. Intermediate financials were reviewed independently. The Board agreed the December financials were acceptable to be sent to the CPA.

**OLD BUSINESS**

Little Lending Library: The Board discussed plans, maintenance, and general questions with the homeowner who built the little lending library. MSC: To approve the installation on a trail period near the Brightwood Circle and Magee Ranch Road intersection, 5-0.

Draft CC&R Next Steps: Legal counsel made final updates to the CC&Rs based on Board feedback, which the Board was satisfied with. Management proposed the Association conduct the CC&R vote via electronic voting, which the Board agreed made sense.

**NEW BUSINESS**

Electronic Voting – Election Rules: MSC: To contract with HGCT to create new election rules which allow and outline the process for electronic voting at a flat cost of \$875, 5-0.

GHAD Manager Contract: The Board reviewed a contract update from ENGEO for GHAD Management services. The Board asked Management to review the current contract for termination clause and to see if other vendors were willing to provide bids for management services.

FireWise Discussion: A homeowner attended the meeting to share comments on two FireWise communities that have been founded in the community. The Board discussed in regards to the role of the HOA and agreed that if homeowners wish to establish such communities independently that is acceptable. The HOA will also help with communications about the process in the next newsletter.



Zone 0 Law: Management shared an update with the Board on a new state Executive Order regarding fire mitigation near homes. Information for homeowners will be included in the next newsletter.

Newsletter Draft: The Draft newsletter was presented to the Board. Some changes were made based on the Zone 0 discussion and FireWise discussion held in the meeting, but otherwise the Board approved for sending with the statements.

As there was no further business, the meeting was adjourned at 7:40 p.m. The next regular Board meeting will be held on May 7 beginning at 6:00 p.m. at the Management Office in San Ramon.

Accepted, \_\_\_\_\_ Secretary

DRAFT