

**Board of Directors Meeting
May 7, 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. Stacey Lint from Homeowner Association Services was also present along with five homeowners.

HOMEOWNER COMMENTS

Homeowners brought comments regarding the GHAD and minutes, parking rules, budget savings, the little lending library, and a crosswalk across Blackhawk Road.

APPROVAL OF MINUTES

The Board reviewed the minutes from the previous meetings. MSC: To approve the minutes from the March 5 Regular Board meeting, 4-0.

FINANCIALS

Management presented the March financials to the Board. Intermediate financials were reviewed independently. MSC: To approve the financials to date, 4-0. The Board asked that an additional chart of account be created for GHAD Legal fees.

OLD BUSINESS

Electronic Voting Rules: The Board discussed the draft Election and Voting Rules which were updated by counsel to include electronic voting as an option. MSC: To approve the rules as drafted, 4-0. Management will send to the community for comment prior to consideration for adoption at the next meeting.

NEW BUSINESS

Fire Safety Emergency Exits: The Board discussed and shared the status of keys within the community that can be used to open emergency egress gates.

Blackhawk Rd Oak Trimming: At the request of Hidden Oaks, the Board approved trimming to the shared Oak tree in the Blackhawk Road median. MSC: To approved the cost for a Magee Ranch total of \$3,480.00, 4-0.

Tree Infill: The Board reviewed a proposal for replacement of trees at the intersection of Magee Ranch Road and Brooktree Drive but decided to hold off for now and monitor the area for future need.

HOA Policy on Hillside Maintenance Requests: Management sought clarification from the Board on the HOA practice for handling homeowner requests for maintenance of trees and shrubs in the open spaces behind homes. The Board noted in the past the HOA has performed work for safety reasons and will proceed to do so for such reasons only. Manicured or personalized landscaping maintenance is not a part of the Association's standard maintenance of the open spaces.



Red Curb at Entrance: The Board authorized Management to seek the painting of the curbs at the entry to the community red by the Town in an effort to limit the parking in the area.

FireWise Discussion: Board members involved in two FireWise communities shared updates with the Board on status. The Board clarified HOA involvement is limited to information dissemination and support for homeowners taking on these practices.

EBMUD Rate Increase: A Board member brought up a recent mailing from EBMUD which notes significant increases in elevation surcharges that will affect Magee Ranch homeowners. The Board agreed that if a homeowner wants to draft a letter to EBMUD, the HOA can share it to members for mass communication to EBMUD.

As there was no further business, the meeting was adjourned at 7:40 p.m. The next regular Board meeting will be held on July 9 beginning at 6:00 p.m. at the Management Office in San Ramon.

Accepted, _____ Secretary