

**Board of Directors Meeting
July 9, 2025**

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

HOMEOWNER COMMENTS

Homeowners brought comments regarding landscaping, parking, and residents not picking up after pets.

APPROVAL OF MINUTES

The Board reviewed the minutes from the previous meeting. MSC: To approve the minutes from the May 7 Board meeting, 4-0.

FINANCIALS

Management presented the May financials to the Board. Intermediate financials were reviewed independently. MSC: To approve the financials to date, 4-0. The Board discussed how GHAD financials and budget would work in the future.

OLD BUSINESS

Electronic Voting Rules: The Board discussed the draft Election and Voting Rules. MSC: To adopt the rules, 4-0. Management will send to the community as adopted.

NEW BUSINESS

Sidewalk Repairs: Portions of the sidewalks that border private property are the individual responsibility of the property owner in the Town of Danville. There are some minor cracks and minor spalling on the sidewalks in the community. Management will walk the area with a Board member to review if any of them are bad enough to warrant repairs yet.

Compliance - Mulch: The Board discussed requirements for homeowners to keep their properties mulched, specifically where conflicting with FireWise homes. The Board agreed the community standard should not change, but homeowners may, with architectural approval, consider other options that will cover bare dirt while also complying with FireWise guidelines.

Flock Camera Services: Management discussed the renewal of Flock camera services. MSC: To continue the service at an annual cost of \$5,000.00 total for two cameras, 4-0.

Requested Tree Removal: A homeowner requested approval from the Board to remove the two trees in the Landscape Easement area on his lot. The trees are large and overgrown and in conflict with the homeowners attempt to re-landscape within FireWise guidelines. MSC: To allow the homeowner to remove the trees at his expense, 4-0.

For Sale Signs: The Community has long required specific signage be used when selling a home, but the policy has existed in an oral state. MSC: To approve a drafted policy that



outlines the requirements of for sale signs on lots, 4-0. Management will send to the community for comment prior to consideration of adoption at the next meeting.

Raptor Poles: The Board discussed the raptor poles in the community and whether or not they are effective. Because there is no cost to the community to keep them, they will not be removed at this time.

FireWise Update: The FireWise Captains for each neighborhood in the community will meet with the Fire Department on July 20.

GHAD Update: The GHAD Board will be appointed by the Danville Town Council at the next public Council meeting on July 15, 2025.

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

Accepted, _____ Secretary