



**Board of Directors Meeting
September 10, 2025**

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

HOMEOWNER COMMENTS

Homeowners brought comments regarding Firewise, street sweeping and potholes.

APPROVAL OF MINUTES

The Board reviewed the minutes from the previous meeting. MSC: To approve the minutes from the July 9 Board meeting, 4-0.

FINANCIALS

Management presented the July financials to the Board. Intermediate financials were reviewed independently. MSC: To approve the financials to date, 4-0.

OLD BUSINESS

For Sale Sign Regulations: The draft For Sale Sign policy was sent to the membership and comments in support were received. MSC: To adopt the policy, 4-0. Management will update the membership and send the policy to local real estate brokerages.

Inspector of Elections: The Board reviewed estimates from several election inspectors. MSC: To contract with Pro Elections at a base cost of \$750 with additional costs dependent on the number of paper and electronic ballots, 4-0. The Board also set a CC&R Town Hall meeting for Tuesday, November 18 at 6:00 p.m. via Zoom, which will be confirmed with counsel and sent to the membership.

NEW BUSINESS

2026 Budget: Management presented a draft budget which included a 20% increase in dues, which was primarily for increasing funding to the GHAD. The budget also included a 3% increase in the management fee. The Board expressed some concern over how conservative the operating budget was and suggested some minor changes. Management will update the budget to better fund water costs, irrigation repair costs, and insurance. MSC: To approve the budget as amended, 4-0. Management will prepare the budget package for the membership to go out in October.

Enforcement Policy: The Board discussed updating the Association's enforcement policy, but decided to hold off until any legal clarifications are made to recent budget bills affecting HOAs.



Median Lawn Conversion: Hidden Oaks HOA requested Magee Ranch share in a \$37,000 expense to renovate the grass portion of the median. Given the significant financial changes Magee Ranch is facing, the Board preferred to hold off for another year and to suggest obtaining a competitive bid from the Magee Ranch landscaper.

Oak Tree Trimming – Open Spaces: A homeowner requested the HOA perform trimming of an Oak tree behind their lot in the open space to comply with Firewise plans. The Board noted that each Firewise Community is required to provide a specific amount of volunteer hours or dollars spent each year in addressing items noted in the Firewise plan. It was suggested homeowners use those volunteer hours or dollars to address the concern.

Speeding and Stop Signs: Board members expressed concern over speeds on Magee Ranch Road and vehicles not stopping at stop signs. Management will reach out to the Town and Police Department.

Newsletter Draft: The Board previously reviewed the newsletter draft and had minimal changes which were incorporated. The newsletter will go out with statements as usual.

Annual Meeting Planning: There are two open seats on the Board and two candidates, Barbara Ann DiPaolo and Joe Falvey. As there are not more candidates than open seats and the Board has held an election within the last 3 years, the candidates will be appointed via acclamation.

2026 Meeting Schedule: The Board decided to switch to quarterly meetings in 2026, which will be held on the first Wednesday of February, May, August, and November.

As there was no further business, the meeting was adjourned at 7:30 p.m. The next regular Board meeting will be held on November 5 beginning at 6:00 p.m. at the Management Office in San Ramon.

Accepted, _____ Secretary

EXECUTIVE SESSION SUMMARY

The Board met previously in executive session to discuss CC&R compliance hearings.