MAGEE RANCH

Homeowners Association

Board of Directors Meeting
November 5, 2025

The meeting was called to order at 6:00 p.m. with Christopher Cross, Steve Enochian, Joe Falvey, Andrew Rodgers, and Joe Tartoni in attendance. Stacey Lint from Homeowner Association Services was also present along with 5 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. Two candidates had submitted for two open seats. MSC: To appoint Barbara DiPaolo and Joe Falvey to two year terms on the Board up for election in 2027, 5-0.

Officer roles were appointed as follows:
President: Joe Falvey, Vice President: Andy Rodgers, Secretary: Steve Enochian, Treasurer: Christopher Cross, Member at Large: Barbara DiPaolo

The Annual meeting was adjourned at 6:10 p.m.

HOMEOWNER COMMENTS

Homeowners brought comments regarding the GHAD and its set up and operations. Homeowners also asked about the speed limit radars set up by the Town and a pothole on Magee Ranch Road.

APPROVAL OF MINUTES

The Board reviewed the minutes from the previous meeting. MSC: To approve the minutes from the September 10 Regular and Executive Session Board meetings, 4-0-1 with Barbara abstaining as she was not in attendance.

The Board discussed the investment of operating funds. MSC: To invest $50,000 in a 6 month CD pending need of those funds in November and December, 5-0.

FINANCIALS

Management presented the September financials to the Board. Intermediate financials were reviewed independently. MSC: To approve the financials to date, 5-0.

OLD BUSINESS

Median Lawn Conversion: The Magee Ranch landscaper submitted a competitive bid to renovate the grass portion of the median on Blackhawk Road. Hidden Oaks intends to complete this work and use New West. MSC: To agree to have New West perform the work and agree to share in the cost after the EBMUD rebate, 5-0.

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NEW BUSINESS

Lighting Maintenance Contract: Management presented bids for a new vendor to perform light patrols and lighting maintenance in the community. The Board discussed issues with the current vendor and issues with one of the proposed vendors contracts. MSC: To approve the contract with JK Electrical, pending contact with a referral and updates to the contract to be reviewed by a Board member, 5-0.

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

Accepted, ____________ Secretary

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