



**Board of Directors Meeting
February 4, 2026**

The meeting was called to order at 6:00 p.m. with Barbara DiPaolo, Joe Falvey, Andrew Rodgers, in attendance. Stacey Lint from Homeowner Association Services was also present along with 2 homeowners and three staff members from the Town of Danville, Melissa Haberer, Soren Fajeau, and Allan Shields.

HOMEOWNER COMMENTS

Homeowners brought comments on the meeting format and meeting minutes.

NEIGHBORHOOD TRAFFIC DISCUSSION

The Board discussed with Town staff the results of the radar trailer speed monitoring that occurred in late 2025. The Town noted that there are excessive speeds along Magee Ranch Road, which the 85th percentile of drivers going at or below 31 MPH uphill and 34 MPH downhill. The Town suggested the speeds could be an indication the speed limit should be increased, which the Board did not feel would address the issue. No changes will be made in that area.

Separately the Town and Board discussed drivers rolling through stop signs. The Town will speak with Danville PD about better enforcement in the area.

MAGEE RANCH/DAVIDON BOUNDARY

David Hammond joined the meeting as an emissary from Davidon to discuss a portion of land where a Magee Ranch fire road and a Magee Preserve fence cross property lines. The Board discussed the location, use, and potential impact at length. The Board questioned whether Davidon would be willing to draft a reciprocal easement that would protect both Magee Preserve and Magee Ranch from use of the other's property, which could be considered at the next meeting.

APPROVAL OF MINUTES

The Board reviewed the minutes from the previous meeting. MSC: To approve the minutes from the November 5 Regular Board meeting, 3-0.

FINANCIALS

Management presented the December financials to the Board and answered questions on budget variances for GHAD legal costs, lighting, and water. The Board reviewed intermediate financials independently. MSC: To approve the financials to date, 3-0.

Resolved, the Board of Directors ("Board") for Magee Ranch Homeowners Association authorizes and instructs Allied Trustee Services to record a Notice of Delinquent Assessment in the full amount of unpaid assessments, late charges, interest and collections fees and costs



against the following Magee Ranch account number(s): 1138001601 as authorized by Civil Code Section 5673 if such account(s) have not been reinstated by the date specified on the Notice to the homeowner, 3-0.

OLD BUSINESS

Median Lawn Conversion: Management provided an update to the Board on the median conversion occurring on Blackhawk Road. The work is in progress and Hidden Oaks has determined that they will be receiving an EBMUD rebate of \$10,700. That, combined with the lower bid Magee Ranch sought on behalf of Hidden Oaks brings the total cost for Magee Ranch to \$2,229.51. Management noted the first bid provided was over \$36,000 meaning the Board saved over \$15,000 through the bidding process and ensuring rebates were secured. The Board provided approval for the payment.

NEW BUSINESS

Meeting Procedure and Minutes: A homeowner sent in a request to the Board asking they consider allowing homeowners to comment on every agenda item after Board discussion as is done by cities, counties and other public agencies following the California Government Code. Management noted that an HOA is a California Corporation and subject to the Corporations Code, which does not require public comment on every agenda item, but that members be given the right to speak for a reasonable time limit. The Board discussed and expressed concerns over the length of meetings if each item were open for individual comments. The Board will consider allowing homeowner comments on one agenda item, still maintaining the same 3 minute limit.

Separately the homeowner requested minutes include more information and details about homeowner comments. Once again Management noted the Corporations Code states that minutes should be a reflection of Board decisions at meetings and that homeowner comments are not part of Board decisions and thus should not be recorded any further than existing.

GHAD Fee Agreement: The GHAD presented a formal drafted agreement that outlines a procedure for establishing a GHAD budget and HOA payment of GHAD fees. In whole, the Agreement did not indicate any sort of working relationship between the two entities or that budgets would be determined jointly. The Board did not approve the agreement and will ask ENGEO to redraft.

GHAD / HOA Maintenance Matrix: The GHAD put together a maintenance matrix of items that will be HOA or GHAD responsibility. The Board reviewed and had some changes regarding the responsibility of erosion and stability repairs of the Sanitary Sewer Access Road off Sunhaven Road, which were listed as HOA responsibility. Management will suggest the GHAD take responsibility for the erosion and stability repairs with the HOA retaining responsibility for paving and weed abatement.



Firewise Signs: Chairs of the Firewise communities requested approval to place signs in the HOA. The Board agreed the signs are quite large and likely will add confusion for homeowners who are a part of the Magee Ranch Community but not a part of the subset Firewise Communities. The Board did not agree to allow the signs to be posted.

Open Space Vegetation Request: A homeowner requested some landscaping work on the shrubs around her home and at the curb near her property. The latter was already completed and some removed as they were encroaching on the roadway. The Board again reiterated the HOA does not perform personalized and manicured landscape maintenance of the open spaces around homes and homeowners may trim or remove anything encroaching on their property.

Walking Path to Magee Preserve: A homeowner suggested working with Magee Preserve to allow each neighborhood to legally use the trail connecting Brightwood Lane West and Magee Preserve and the new Diablo biking trail. The Board tabled to review the area in person.

As there was no further business, the meeting was adjourned at 8:25 p.m. The next regular Board meeting will be held on May 6, 2026 beginning at 6:00 p.m. at the Management Office in San Ramon.

Accepted, _____ Secretary

DRAFT