



**Board of Directors Meeting  
May 6, 2026**

The meeting was called to order at 6:00 p.m. with Christopher Cross, Barbara DiPaolo, Steve Enochian, Joe Falvey, and Andrew Rodgers in attendance. Stacey Lint from Homeowner Association Services was also present along with 6 homeowners including Keith Witz and Seth Selko as representatives of the GHAD Board.

**HOMEOWNER COMMENTS**

Homeowners brought comments on parking, weed abatement, and agenda items.

**APPROVAL OF MINUTES**

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

**FINANCIALS**

Management presented the March financials to the Board and answered questions on budget variances. GHAD contributions will be fixed to show the payments made so far.

**OLD BUSINESS**

GHAD Collection Agreement: The Board discussed the re-drafted collection agreement between the GHAD and the HOA. MSC: To accept the agreement pending the addition of a mutual release of liability clause, 5-0. Management will provide the recommended change to ENGE0 and the GHAD.

GHAD / HOA Maintenance Matrix: The GHAD adjusted the maintenance matrix based on HOA feedback from the last meeting. MSC: To accept the matrix as presented, 4-0-1 with Steve abstaining.

GHAD Budget: The GHAD Board members discussed future planning and the GHADs goals of getting GHAD reserves up to \$4,000,000 within 40 years. They also requested the Board consider providing a monthly allotment of \$17,500 in 2027. The Board discussed and will finalize decisions at the budget meeting.

**NEW BUSINESS**

GHAD Parcel Annexation: There remains an HOA open space parcel that is not a part of the GHAD Plan of Control. The Board decided not to take any action on annexation at this time. Should damage occur on the parcel, the Board will determine whether to engage ENGE0 or another firm for maintenance and repairs.



Median Tree Replacement: A tree in the median at the entry to the community was hit by a car. MSC: To replace the tree at a cost of \$737.06.

Oak Tree Skirt Raising: Management presented estimates for the trimming of the trees in the open space hillsides along Magee Ranch Road that have crowns touching the ground. MSC: To contract with A Plus Tree for the trimming of 120 trees at a cost of \$8,950.00 provided they agree to chip and haul all debris off site, 5-0.

Homeowner Comment Protocol: The Board discussed a new meeting comment protocol which would allow homeowners to comment on specific agenda items during Board discussion. The protocol will be posted on the website and available for homeowners to review along with comment cards at the meeting.

As there was no further business, the meeting was adjourned at 8:00 p.m. The next regular Board meeting will be held on August 5, 2026 beginning at 6:00 p.m. at the Management Office in San Ramon.

Accepted, \_\_\_\_\_ Secretary

DRAFT