Board of Directors Meeting
August 5, 2026

The meeting was called to order at 6:00 p.m. with Christopher Cross, Barbara DiPaolo, Joe Falvey, and Andrew Rodgers in attendance. Stacey Lint from Homeowner Association Services was also present along with two homeowners including Rong Du a co-founder of AI Employee.

DESIGN REVIEW COMMITTEE

The Design Review Committee made a proposal to the Board regarding sending a series of communications on the importance of getting approval before making exterior changes. The DRC will craft the communications for Board review and Management will email to the community and post on the HOA website.

HOMEOWNER COMMENTS

Homeowners brought comments on association maintenance and communications as well as speeding through stop signs.

APPROVAL OF MINUTES

The Board reviewed the minutes from the previous meeting. MSC: To approve the minutes from the May 6 Regular Board meeting, 4-0.

FINANCIALS

Management presented the June financials to the Board and answered questions on delinquencies and budget setting.

Resolved, the Board of Directors ("Board") for Magee Ranch Homeowners Association authorizes and instructs Allied Trustee Services to publish notice of trustee's sale in the full amount of unpaid assessments, late charges, interest and collections fees and costs against the following Magee Ranch account number(s): 1138004501 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, 4-0.

OLD BUSINESS

Reciprocal Encroachment Agreement: The Board received the prepared easement agreement between Magee Ranch and Magee Preserve. MSC: To have legal counsel review for any needed changes to protect the HOA, 4-0.

NEW BUSINESS

Reserve Study Review & Update: The Board reviewed the reserve study and made a few adjustments to the estimated work date on some items and directed management to obtain bids

for other items. MSC: To approve the update with site visit which is required by law this year at a cost of $1,790, 4-0.

AI Employee Proposal: The Board discussed with Rong Du the idea of adding an AI Employee to the HOA website to allow homeowners to seek information from the Association's governing documents. MSC: To trial the service for 30 days and begin a month to month contract after at a cost of $129.50 per month if liked and used, 4-0.

Landscape Easements & HOA Maintenance: The Board reviewed an area of landscaping with mature oleanders that is not in a recorded Landscape Easement. The Board agreed the HOA does not have the right or authority to maintain those shrubs and will shut off the water and inform the landscaper. The homeowner attended the meeting to provide comment on this and will be updated with the Board's decision.

Annual Meeting Planning: There are three seats up for election on the Board this year and two candidates have been received. While there are currently not more candidate than open seats, the HOA has not held a balloted election in the last 3 years, so a secret ballot election will be required.

As there was no further business, the meeting was adjourned at 7:50 p.m. The next regular Board meeting will be held on November 4, 2026 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 a delinquency item as noted under financials.