MAGEE RANCH

Homeowners Association

Board of Directors Meeting
November 4, 2026

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 along with four homeowners and Mary Johnson from ENGEO.

HOMEOWNER COMMENTS

Homeowners brought comments on association assessments and cellular coverage within the community.

GHAD Discussion

The HOA Board and representatives from the GHAD Board discussed the projected 2026/2027 GHAD budget, varying line items, and overall strategy and goals of the GHAD. The GHAD presented three different funding options but noted that due to a general lack of surplus funds in the GHAD account, each option carries some risk of needing further funding if there are slides or events over winter. The higher the funding for the GHAD, the less likely additional funds will be requested in the case of smaller events.

APPROVAL OF MINUTES

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

FINANCIALS

Management presented the September financials to the Board.

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): 1138004901 and 1138019301 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

AI Employee Contract: AI Employee provided reports on the use of the AI Assistant on the HOA website, which has seen some traction. MSC: To contract with AI Employee to host the assistant on the website for a period of one year, 4-0.

NEW BUSINESS

2027 Budget: Management presented three different budget options which lined up with the GHAD contribution options previously discussed. The Board continued to debate the pros and

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cons of assessment increases, GHAD contribution amounts, and HOA reserve contributions. The Board also considered the dues history over the past few years and increases relative to CPI. None of the proposed budgets included an increase in the Management contract. A motion was made to adopt budget B with no changes. The motion did not carry. A motion was made to adopt budget C with no changes. The motion did not carry. MSC: To adopt the 2027 budget with changes, decreasing HOA reserve contributions, increasing GHAD contributions, and removing GHAD responsible v-ditch cleaning from the budget, 4-0. With the three changes, GHAD funding will be in the best possible position with a minimal $31 increase per quarter.

Tree Staking Proposal: MSC: To approve the addition of stakes on several pear trees and pepper trees along Magee Ranch Road at a cost of $1,056.00, 4-0.

Sidewalk Saw Cutting: The reserves call for sidewalk repairs. MSC: To approve the saw cutting of trip hazards along the sidewalks that border HOA owned property at a cost of $3,675.52, 4-0.

2027 Meeting Dates: Meetings in 2027 will be held on February 3, May 5, August 4, and November 3.

LED Light Conversion: The Board asked Management to get a proposal for LED conversion of the lights at the Magee Ranch Road and Sunhaven Road intersection noting that the lumens should be adjustable as the lights are very close to homes.

Front Yard Landscaping Care: The Board noted that several homes have front yard landscaping that needs better attention. Management will recalibrate the compliance process by performing the next inspection with a Board member.

As there was no further business, the meeting was adjourned at 8:00 p.m. The next regular Board meeting will be held on February 3, 2027 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.

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