

**The Club Homeowners Association
Board of Directors Meeting
Via Zoom Due to COVID-19 Restrictions
Thursday, September 1, 2022
General Session Minutes
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Board Members Present Maureen Schell, President
Stephen Lauria, Vice President
Bill Mcleod, Member at Large
Michelle Huber, Secretary
Tim Harrison, Treasurer

Board Members Absent None

Seabreeze Management Company Kathy Cabrera, Community Manager
Courtney Chastain, VP Community Directors

1. **Call to Order** The Board of Directors General Session Meeting was called to order at 7:20 pm.
2. **Executive Session Disclosure** Items discussed in the Executive Session held on August 4, 2022, were approval of executive minutes, delinquency matters, legal matters, and homeowner violations.
3. **Owner Forum** There were three (3) homeowners present.
4. **Consent Calendar** A motion was made, seconded, and unanimously carried to approve the consent calendar as presented.
 - a. **Approval of Minutes** Resolved, to approve the General Session meeting minutes dated August 4, 2022, as submitted.
 - b. **Financial Statements** Resolve, to ratify the acceptance and approve the financial statements and reconciled bank statements dated July 31, 2022, as submitted via email, subject to audit/review by a CPA at fiscal year-end. These financial statements were reviewed by the Board of Directors within the timeframes required by California Civil Code and the Association's governing documents.
 - c. **Liens**

A motion was made, seconded and unanimously carried to send Account #200-9151 to Lien Status per the Association Delinquency Policy.

A motion was made, seconded and unanimously carried to send Account #200-8521 to Lien Status per the Association Delinquency Policy.

A motion was made, seconded and unanimously carried to send Account #200-8796 to Lien Status per the Association Delinquency Policy.
5. **New Business**
 - a. **Friendly Reminder** A motion was made, seconded and unanimously carried approving the friendly reminder with additions of: receiving nomination forms, Courtside trash cans and add an S to the word weed.

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- b. Financial Committee Minutes** None at this time, no action needed

- c. Architectural Committee Minutes** A motion was made, seconded, and unanimously carried to approve the Finance Committee Minutes and recommendations dated August 2022 with the corrections of approving 831 Stanislaus application.

- d. Courtside Committee Minutes** A motion was made, seconded, and unanimously carried to approve the Courtside Committee Minutes and recommendations dated August 2022 as presented.

- e. Landscape Committee Minutes** A motion was made, seconded, and unanimously carried to approve the Landscape Committee minutes and recommendations dated August 2022 as presented.

- f. Single Family Committee Minutes** None at this time, no action needed.

- g. Vista Committee Minutes** A motion was made, seconded, and unanimously carried to approve the Vista Committee minutes and recommendations dated August 2022, as presented.

Recommendations approved:

Antis Roofing and Waterproofing bid for Vista’s Annual Roof Maintenance and Cleaning. Proposal A25358 in the amount of \$15,468.00.

Park West Bid for the installation of quick coupler valves through Vista. Proposal 958590 in the amount of \$4,257.20.

Management presented to the Board the proposal from Bert’s Handyman for 870 Lancaster in the amount of \$4,185.00, for reaffirming emergency email approval. After a general discussion, a motion was made, seconded and unanimously carried approving the proposal as presented.

- 6. Emergency Items to Discuss** Management presented to the Board the proposal from Jonescape for additional concrete repair in the amount of \$480.00 for reaffirming email emergency approval, a motion was made, seconded and unanimously carried approving the proposal as presented.

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A general discussion was made regarding the storm damage insurance claim. No action needed at this time from the Board.

- 7. Items for next agenda** Association Responsibility Interior Repair Protocol.

- 8. Next Meeting** The next Board of Directors meeting is scheduled on Thursday, October 6, 2022, 6:00 Executive and 7:00 General Sessions, location to be determined.

- 9. Adjournment** There being no further business to come before the Board of Directors in General Session, the meeting adjourned at 8:13 pm.

Certificate of Authenticity

I, Maureen Schell, hereby certify that the foregoing is a true and correct copy of the General Session minutes of the Board of Directors held on the above date.

<u>Maureen Schell</u>	<u>President</u>	<small>DocuSigned by:</small> <i>Maureen Schell</i>	<u>10/7/2022</u>
Printed Name	Title	<small>BA144EB9F207476...</small> Signature	Date