

**The Club Homeowners Association
Board of Directors Meeting
Thursday, January 5, 2023
General Session Minutes
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Board Members Present Maureen Schell, President
Stephen Lauria, Vice President
Bill Mcleod, Member at Large
Tim Harrison, Treasurer

Board Members Absent Michelle Huber, Secretary

Seabreeze Management Company Kathy Cabrera, Community Manager

1. **Call to Order** The Board of Directors General Session Meeting was called to order at 7 pm.
2. **Executive Session Disclosure** Items discussed in the Executive Session held on December 15, 2022, were approval of executive minutes, delinquency matters, legal matters, and homeowner violations.
3. **Owner Forum** There were five (5) homeowners present.
4. **Board Organization** Management presented to the board the officer's position for re-organization of the board. After a full discussion, a motion was made by Bill Mcleod, seconded by Tim Harrison, and unanimously carried to remain in the same officer positions as before.
5. **Ethic Form Update** Management reported that Seven (7) forms have been returned.
6. **Consent Calendar** Management presented to the Board the Consent Calendar that included:
 - Approval of the December 1st and December 15th General Session Minutes.
 - Approval of the monthly financial for November 2022.
 - Approval for the follow accounts to Lien: 200-8796, 320-0496, 200-9892, 350-5133.
 - Approval for the following accounts to be sent to the attorney: 200-8521, 200-9151.
 - Approval for the following accounts for foreclosure: 200-8660, 201-0742 APN 8307023032
7. **Unfinished Business**
 - a. **Termite Treatment Approval** Management presented to the Board termite treatment invoice for 866 Endicott in the amount of \$3000.00. After a full discussion, a motion was made by Tim Harrison, seconded by Bill Mcleod and unanimously carried approving only \$350 for section B, the Association responsibility.

After a full discussion, A motion was made by Tim Harrison, seconded by Bill Mcleod, and unanimously carried approving to table this until all proposal can be presented.
 - b. **Tot Lot**

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After a full discussion, a motion was made by Tim Harrison, seconded Bill Mcleod, and unanimously carried tabling until the March meeting.

c. Quarterly Newsletter

8. New Business

After a full discussion, a motion was made Bill Mcleod, seconded Tim Harrison, and unanimously carried tabling until further notice.

a. Revised Rules and Regulations

Management gave update regarding tax and audit. No motion needed.

b. Tax/Audit update

9. Committee Reports

a. Architectural Committee

None at this time, no action needed.

b. Courtside Committee

No minutes were provided.

After a full discussion, a motion was made by Tim Harrison, seconded Maureen Schell, and unanimously carried tabling the discussion regarding 1625 Mankato water leak until further information could be obtained.

c. Finance Committee

None at this time

d. Landscape Committee

A motion was made by Tim Harrison, seconded Bill Mcleod, and unanimously carried approving the Landscape Committee Minutes of December 2022.

d. Single Family Committee Minutes

None at this time, no action needed.

f. Vista Committee Minutes

A motion was made, seconded, and unanimously carried to approve the Vista Committee minutes and recommendations dated December 2022, as presented.

A motion was made by Tim Harrison, seconded Bill Mcleod, and unanimously carried approving the proposal for Park West for 2023 Tree Trimming for \$14,050.

A motion was made by Tim Harrison, seconded Bill Mcleod, and unanimously carried approving the proposal from Park West for the tree removal for \$2,160.00.

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10. Emergency Items to Discuss None at this time.

11. Next Meeting The next Board of Directors meeting is scheduled on Thursday, February 2, 2023, 6:00 Executive and 7:00 General Sessions, location to be determined.

12. Adjournment There being no further business to come before the Board of Directors in General Session, the meeting adjourned at 8:25 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.

Maureen Schell	President	<div style="border: 1px solid black; border-radius: 5px; padding: 2px; display: inline-block;"> <small>DocuSigned by:</small> </div>	2/7/2023
<small>Printed Name</small>	<small>Title</small>	<small>Signature</small>	<small>Date</small>

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