

**The Club Homeowners Association
Board of Directors Meeting
Thursday, March 2, 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
Courtney Chastain, VP Community Management

- 1. Call to Order** The Board of Directors General Session Meeting was called to order at 7:01 pm.
- 2. Executive Session Disclosure** Items discussed in the Executive Session held on March 2, 2022, were approval of executive minutes, delinquency matters, legal matters, and homeowner violations.
- 3. Owner Forum** There were four (4) homeowners present.

- 4. Consent Calendar** Management presented to the Board the Consent Calendar that included:

- Approval of the February 2, 2023, General Session Minutes.
- Approval of the monthly financial for January 2023
- Approval of the following accounts to pre-lien: 302-2496
- Approval for the following accounts to Lien: 200-8796, 200-9892.
- Approval for the following accounts to go to Attorney: 320-0496

After a full discussion, a motion was made by Bill Mcleod, seconded by Tim Harrison and unanimously carried approving the consent calendar as presented.

5. Unfinished Business

a. Rule & Reg Revision

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

6. New Business

a. Financial Committee Member Approval

Management presented to the Board the following Committee members for ratification: Finance Committee – Rose Carpenter

After a full discussion, a motion was made by Bill Mcleod, seconded by Tim Harrison, and unanimously carried ratifying the Finance Committee member as presented.

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b. Collection Policy

Management presented to the Board, the Collection Policy for revision review. After a full discussion, a motion was made by Bill Mcleod, seconded by Tim Harrison, and unanimously carried to approve the removal of Collection Policy Page 7 #5 and a revision of #6 to be the new #5 to go out for a 28 day comment period as presented.

Page 7 #5 If an assessment is not received within **thirty (30)** days of the "stated due date", the association will send a "pre-lien Letter to the owner as required by Civil Code Sections 5650 (a) & 5660, by certified and first-class mail, to the mailing address of record advising of the delinquent status of the account and impending collection action. The owner will be charged for the prelien letter. Additionally, an interest charge at the rate of (6%) per annum will be assessed against any outstand balance including delinquent assessment, late charges, and cost of collection, which may include attorney fees. Such interest charges shall continue to be assess each month until the account is brought current. In addition, the owner will also be charged a fee for each title check necessary to process the delinquency and fee for a resolution to lien action taken by the Board of Directors

7. Committee Reports

a. Architectural Committee

None at this time, no action needed.

b. Courtside Committee

After a full discussion, a motion was made by Tim Harrison, seconded Bill Mcleod, and unanimously carried approving the Courtside Committee Minutes of February 8, 2023.

After a full discussion, a motion was made by Tim Harrison, seconded Bill Mcleod, and unanimously carried approving the request to ask the homeowner at 1730 Chattanooga to reimburse the HOA the \$300 paid for window repair.

After a full discussion, a motion was made by Tim Harrison, seconded Bill Mcleod, and unanimously carried approving the recommendation from Courtside Committee to approve CBCI proposal HWD23072 for 1649 Albany and 1730 Chattanooga,in the amount of \$26,990.00 as presented.

After a full discussion, a motion was made by Tim Harrison, seconded Bill Mcleod, and unanimously carried approving the recommendation from Courtside Committee to approve CBCI proposal HWD23073for 1668 Chattanooga in the amount of \$947.50 as presented.

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- c. Landscape Committee** After a full discussion, a motion was made by Tim Harrison, seconded Bill Mcleod, and unanimously carried approving the Landscape Committee Minutes of February 2023.
- After a full discussion, a motion was made by Tim Harrison, seconded Bill Mcleod, and unanimously carried approving the approval of Landscape Committee recommendation to approve Park West Proposal 101560 to install new plants and add drip lines near Aurora and Shenandoah close to the stop in the amount of \$833.78.
- d. Finance Committee** After a full discussion, a motion was made by Maureen Schell, seconded Bill Mcleod, and unanimously carried approving the Finance Committee Minutes of February 2023.
- e. Single Family Committee Minutes** None at this time.
- f. Vista Committee Minutes** A motion was made by Steve Lauria, seconded by Bill Mcleod, and unanimously carried to approve the Vista Committee minutes dated February 10, 2023 as presented.
- After a full discussion, a motion was made by Tim Harrison, seconded by Bill Mcleod, and unanimously carried to approve the Vista Committee recommendation to approve the Antis Roofing and Waterproofing proposal A30861 for 872 Endicott in the amount of \$1,210.00, if not under warranty.
- After a full discussion, a motion was made by Tim Harrison, seconded by Bill Mcleod, and unanimously carried to approve the Vista Committee recommendation to approve the Antis Roofing and Waterproofing proposal A31570 for 817 Lancaster to replace the roof in the amount of \$17,513.00, as presented. +
- After a full discussion, a motion was made by Tim Harrison, seconded by Bill Mcleod, and unanimously carried to approve the Vista Committee recommendation to approve the Antis Roofing and Waterproofing proposal A30027 for 858 Lancaster to water test in the amount of \$495.00, as presented.
- After a full discussion, a motion was made by Tim Harrison, seconded by Bill Mcleod, and unanimously carried to approve the Vista Committee recommendation to approve the Antis Roofing and Waterproofing proposal A31478 for 701 Mansfield to replace the roof in the amount of \$16,708.00, as presented.

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After a full discussion, a motion was made by Tim Harrison, seconded by Bill Mcleod, and unanimously carried to approve the Vista Committee recommendation to approve the Antis Roofing and Waterproofing proposal A30025 for 776 Mansfield to replace the roof in the amount of \$17,468.00, as presented.

Management presented to the board the Vista Committee declined Antis Roofing and Waterproofing proposal A30605 for 836 Endicott due to window rehab for board review.

Management presented to the board the Vista Committee declined Antis Roofing and Waterproofing proposal A28368 for 770 Danville due to Drain replacement.

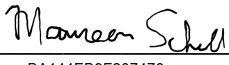
8. Emergency Items to Discuss None at this time.

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

10. Adjournment There being no further business to come before the Board of Directors in General Session, the meeting adjourned at 7:37 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>  <small>BA144EB9F207476...</small> </div>	4/10/2023
Printed Name	Title	Signature	Date