

**The Club Homeowners Association
Board of Directors Meeting
Join Zoom Meeting:**

<https://us06web.zoom.us/j/82605508406?pwd=c1F2U0NGblpUMINKc0svTTBwbWFqZz09>

Meeting ID: 826 0550 8406 **Passcode:** 295616

Thursday, September 7, 2023

General Session Minutes

- | | |
|--|---|
| Directors Present | Bill Mcleod, President
Stephen Lauria, Vice President
Tim Harrison, Treasurer
Josh Tolar, Member at large
Michelle Huber, Secretary |
| Directors Absent | None |
| Seabreeze Management | Devin Biesiada, CMCA, AMS – Community Manager
Courtney Chastain, CMCA, AMS – VP of Community Management |
| 1. Call to Order | As a quorum was present, the Board of Directors General Session Meeting was called to order at 7:03 PM. The notice and agenda were posted at the designated location within the community at least four (4) days prior to the meeting in accordance with California Civil Code. |
| 2. Executive Disclosures | <i>The Board of Directors met in Executive Session, before General Session to discuss; approval of executive minutes, delinquency matters, member discipline, personnel matters, legal matters, and formation of contracts.</i> |
| 3. Owner Forum | In accordance with State Statute, the homeowners present were given an opportunity to address the Board of Directors. The following items were presented for discussion: <ul style="list-style-type: none">• <i>Roof repairs for 837 Lancaster? Follow up</i>• <i>Ece Algan – request call with management to discuss concerns</i> |
| 4. Consent Calendar | Resolution: A motion was made and seconded to approve the following Consent Calendar items as presented. |
| A. General Session Minutes – 8/3/2023 | Resolution: A motion was made and seconded to approve the General Session minutes dated 8/3/2023 as presented. |
| B. Ratify 845 Endicott Repairs | A motion was made and seconded to ratify the proposal from Servpro for emergency interior water damage repairs at 845 Endicott that was approved in August at a cost of \$4,273.91. |
| 5. Unfinished Business | None at this time |

6. New Business

- A. Reserve Study** Management provided a one-month reminder to have the reserve study approved for the budget mailer due by November. No action was needed or taken.
- B. Budget Reminder** Management provided a two-month reminder to have the budget approved for the budget mailer due by November. No action was needed or taken.
- C. 1675 Chattanooga ARC Appeal** Board to review the architectural appeal for 1675 Chattanooga for denial of new windows that was discussed in Executive session.

Resolution: A motion was made and seconded to approve the black window frames as requested in the denial appeal. The motion passed 3-2.
- D. Late Fees** Due to the Seabreeze transition between banks and accounting systems, the Board discussed considering waiving late fees for owners whose payments were late for the August billing cycle.

Resolution: A motion was made and seconded to turn off all late fees for 60 days from August 1. Motion carried unanimously.

7. Committee Reports

- A. Architectural Committee Minutes** No committee minutes have been submitted at this time.
- B. Courtside Committee Minutes** Resolution: A motion was made and seconded to approve the enclosed Courtside Committee Meeting Minutes dated August 9, 2023.
- C. Landscape Committee Minutes** Resolution: A motion was made and seconded to approve the enclosed Landscape Committee Meeting Minutes dated August 9, 2023.
- D. Finance Committee Minutes** Resolution: A motion was made and seconded to approve the enclosed Finance Committee Meeting Minutes dated August 17, 2023.
- D1. July 2023 Financial Statement** Resolution: A motion was made and seconded to ratify the financial statements and reconciled bank statements for July 2023 as presented, 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.
- D2. Finance Committee Recommendation** Resolution: A motion was made and seconded to approve **Reserve Fund withdrawals** made in July 2023 as noted in the attached Reserve Payments – July 2023 listing.

D3. Finance Committee Recommendation

Resolution: A motion was made and seconded to approve the following investment/reinvestments:
o Courtside is to invest \$100,000.00 from account 1144, in a one-year CD or T-Bill, at the best available rate.

E. Vista Committee Minutes

Resolution: A motion was made and seconded to approve the enclosed Vista Committee Meeting Minutes dated August 8, 2023.

8. Emergency Items

Placeholder to discuss any emergency items that may come up after distribution of the board packet/agenda. No items were presented at this time.

9. Next Meeting

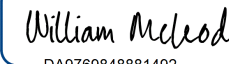
The next Board of Directors meeting is scheduled for 10/5/23 at 7:00 PM.

10. Adjournment

With there being no further business to come before the Board of Directors in General Session, and upon a motion duly made and seconded, the Board adjourned at 7:38 PM. The motion carried unanimously.

Certificate of Authenticity

I, william McLeod, hereby certify that the foregoing is a true and correct copy of the General Session minutes of the Board of Directors for the Club Homeowners Association.

william McLeod	President		10/15/2023
Printed Name	Title	Signature	Date

DA9769848881492...