

**The Club Homeowners Association  
Board of Directors Meeting  
Join Via Zoom  
Thursday, February 1, 2024  
Page 1 of 2**

**Board Members Present**

Bill Mcleod, President  
Stephen Lauria, Vice President  
Josh Tolar, Member at large,

**Board Members Absent**

Tim Harrison, Treasurer  
Michelle Huber, Secretary

**Seabreeze Management Company**

Stephanie Hale, Community Manager  
Ankur Patel, Director of Community Management, CMCA

**1. Call to Order**

As a quorum was present, the Board of Directors General Session Meeting was called to order at 7:02 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 Session Disclosure**

*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.*

**3. Owner Forum**

In accordance with State Statute, the homeowners present were given an opportunity to address the Board of Directors.

**4. Consent Calendar**

A resolution was made, seconded, and carried to approve the following calendar items.

**B. General Session Minutes**

The Board reviewed the minutes from the January 4, 2024, The Club General Session meeting. A motion was made, seconded, and carried to approve the January 4, 2024, meeting minutes,

**A. Liens**

Resolution: A motion was made and seconded to record a lien against accounts #2008796 in accordance with the Association's assessment collection policy.

**6. Committee Reports.**

**A. Courtside Committee Minutes**

The Board reviewed the minutes from the January 10, 2024, Courtside Committee meeting. A motion was made, seconded, and carried to approve the January 10, 2024, meeting minutes,

**B. Courtside Committee Board Recommendations**

Resolutions: The Board made a motion to approve the Courtside Committee recommendation to contract with Vulkan to inspect decks pursuant to the SB326 requirements.

**A. Vista Committee Minutes**

The Board reviewed the minutes from the January 9, 2024, Vista Committee meeting. A motion was made, seconded, and carried to approve

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Page 2 of 2**

the January 9, 2024, meeting minutes, and approve the recommendations as noted:

**B. Vista Committee Board Recommendations**

A motion was made, seconded, and carried to approve Jots change order proposal in the amount of \$8,166.00.

**7. Emergency Items to Discuss**

Placeholder for emergency items not on the agenda. No items were presented for discussion.

**8. Next Meeting**

The next Board of Directors meeting is scheduled for March 7, 2024, held via Zoom. The Executive Session starts at 6:00 p.m. with the General to follow.

**9. Adjournment**

With there being no further business to come before the Board of Directors in the General Session, and upon a motion duly made and seconded, the Board adjourned at 7:16 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 held on the above date.

William McLeod

President

DocuSigned by:  
*William McLeod*  
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5/7/2024

Printed Name

Title

Signature

Date