

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

<https://us06web.zoom.us/j/82605508406?pwd=c1F2U0NGblpUMINkc0svTTBwbWFqZz09>

MEETING ID: 814 4864 1396 PASSCODE: 353418

Thursday, March 7, 2024

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Board Members Present

Bill Mcleod, President
Stephen Lauria, Vice President
Tim Harrison, Treasurer
Michelle Huber, Secretary
Josh Tolar, Member at large,

Board Members Absent

None

**Seabreeze Management
Company**

Stephanie Hale, Community Manager

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. Landscape Pallet added to the community website.

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 February 1, 2024, The Club General Session meeting. A motion was made, seconded, and carried to approve the February 1, 2024, meeting minutes,

6. Committee Reports.

**A. Courtside Committee
Minutes**

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

B. Finance Committee

The Board reviewed the minutes from the February 12, 2024, finance committee meeting. A motion was made, seconded, and carried to approve the following action.

- Approve the December 2023 and January 2024 financials.
- To continue to require the use of the "Reserve or Operational Funds Expenditures Request Form"
- The completion of all requested recodes.

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- Approve Reserve fund withdrawals made in December 2023 and January 2024 as noted.

C. Landscape Committee No minutes or recommendations were provided.

D. Single Family Committee No minutes or recommendations were provided.

E. Vista Committee Minutes Recommendation: At this time, it would be appropriate for the Board to approve the enclosed Vista Committee Meeting Minutes from February 13, 2024, and the February 28, 2024 Special Meeting and the following recommendations: The Vista Committee recommends the Board of Directors accept and approve the following requests:

- 860 Endicott: For roof replacement. The roof was replaced in 2010. Antis Proposal A45217, in the amount of \$17,458.00.
- 838 Lancaster: For roof replacement. The roof was replaced sometime before 2009. Antis Proposal A45349, in the amount \$17,458.00.
- 842 Lancaster. For roof replacement. The roof was replaced in 2010. Antis Proposal A45248, in the amount of \$17,458.00.
- 767 Lancaster: For roof replacement. The roof was replaced in 2010. Antis Proposal A45770, in the amount of \$17,558.00.
- 770 Lancaster: For roof replacement. The roof was replaced in 2010. Antis Proposal A45605, in the amount of \$17,458.00.
- 739 Danville: For roof replacement. The roof was replaced in 2010. Antis Proposal A46948, in the amount of \$17,458.00 and Fascia board replacement Cost \$1,540.00.
- 770 Danville: For roof replacement. The roof was replaced in 2011. Antis Proposal A47253, in the amount of \$17,458.00.
- 719 Mansfield: For Tile Replacement. The Roof was replaced in 2010. Antis Proposal A47146, in the amount of \$2,525.00.
- 742 Mansfield: For tile replacement. The roof was replaced prior to 2009. Antis Proposal A45484, in the amount of \$3,625.00.

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 April 4, 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 7:38 PM the motion carried unanimously.

Certificate of Authenticity

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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.

<u>William McLeod</u>	<u>President</u>	<small>DocuSigned by:</small> <u>William McLeod</u>	<u>5/7/2024</u>
Printed Name	Title	<small>DA9769848881492...</small> Signature	Date