

**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, April 4, 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
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 7:02 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 March 7, 2024, The Club General Session meeting. A motion was made, seconded, and carried to approve the March 7, 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 March 21, 2024, finance committee meeting. A motion was made, seconded, and carried to approve the following action.

- Approve the February 2024 financials.
- Clearing of all "Due to" and "Due From" amounts listed in the financials.
- Continue to require the use of the "Reserve or Operational Funds Expenditure Request Forms" to identify funding for Reserve and/or Operational HOA fund expenditures for all new HOA projects. Direct

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that all project components be included in bids presented to HOA Board, including all new irrigation components for new landscape projects.

- Approve Reserve Fund withdrawals made in February 2024, as noted in the attached Reserve Payments listing.
- Approve the Finance Committee's March 21, 2024, minutes.
- Approve the modified **Reserve/Operational Funds Expenditure Request Form**. See attached.
- Take notice, Joshua Tolar failed to file a proper **Reserve/Operational Funds Expenditure Request Form** for the Vista Antis's roof bids, as requested by the Finance Committee. No Antis bids were provided.
- Please note, Joshua Tolar failed to file a **Reserve/Operational Funds Expenditure Request Forms** for Park West bid No. TCH-061: \$3,825 for removal and stump grinding in Vista.
- Request Seabreeze to enter all invoices in Strongroom.
- Reconfirm the Board's approval of the Finance Committee previous recommendation: the \$8,500.00 landscape credit from Park West is to be divided based on the proportion of the monthly maintenance costs paid by each area. Total paid to Park West: \$13,598 Common: \$5,847.00 (43%), Courtside: \$2,040.00 (15%), and Vista \$5,711.00 (42%).
- Continue to be aggressive in the HOA's collection of delinquent accounts.
- Approve Reserve fund withdrawals made in December 2023 and January 2024 as noted.

C. Landscape Committee

Recommendations: The Board to approve the enclosed Landscape Committee Meeting Minutes from February 27, 2024.

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 March 12, 2024, and the following recommendations: None at this time.

F. Architectural Committee

No minutes or recommendations were provided.

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 May 2, 2024, held via Zoom. The Executive Session starts at 6:00 p.m. with the General to follow.

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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 7:40 PM the motion carried unanimously.

Certificate of Authenticity

William McLeod

I, _____, 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

7/10/2024

Printed Name

Title

Signature

Date

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