

**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, May 2, 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 April 4, 2024, The Club General Session meeting. A motion was made, seconded, and carried to approve the April 4, 2024, meeting minutes,

**A. New Business**

**B. Annual Election Date**

A resolution was made, seconded, and carried to approve the date of November 7, 2024, to hold the Annual Elections. calendar items.

**C. Inspector of Elections Proposal.**

A resolution was made, seconded, and carried to approve the proposal from HOA Inspector of Elections to provide Elections services for the 2024 Annual Election funds to be expended from GL 6054 Election Supervision/Executing with a 2024 budget balance of \$2000,00.

**D. SCT Reserve Consultants, INC. Proposal**

A resolution was made, seconded, and carried to approve SCT Reserve proposal to complete the 2024/2025 Reserve Study. Funds to be expended from the GL 6015 Reserve Study. 2024 was the last year a full onsite inspection was completed by SCE. The amount of the proposal to conduct level (3) (financial update) to be completed for The Club, Courtside and Vista for 2025.

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**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 April 18, 2024, finance committee meeting. A motion was made, seconded, and carried to approve the following action.

- Recommendation: Board to review and file the minutes from the April 18, 2024, Finance Committee meeting. Board to approve the following action items:
- Approve the February 2024 Financials subject to the following:
- Clear out all the "Due to" and Due From" amounts listed in the financials.
- Continue to require the use of the "Reserve/Operational Funds Expenditure Request Forms" to identify funding for Reserve and/or Operational HOA fund expenditures for all new HOA projects. Direct 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.
- The Finance Committee recommends the mulch credit from Park West to be divided based on the proportion of the monthly maintenance costs paid by each area. Total mulch credit from Park West: 150 cu. ft. Common: 64.5 cu. ft. (43%), Courtside: 22.5 cu. ft. (15%), and Vista 63 cu. ft.(42%).
- Continue to be aggressive in the HOA's collection of delinquent accounts.
- The Finance Committee requests that in future the HOA Board require all project requests to follow the established HOA review process before approving projects.
- The Finance Committee recommends the Board request a copy of the 2023 State and Federal Tax Returns when they become available and to provide a copy to the Finance Committee.
- Approve the Reserve or Operational Expenditure Request Forms submitted by the Courtside Committee and the Vista Committee; and approved by the Finance Committee.

**C. Landscape Committee**

No minutes or recommendations were provided.

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**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 April 15, 2024, and the following recommendations:

- Accept Vista Committee recommendation to have Blanca Conde as the Vista Liaison to the Landscape Committee.
- Accept Vista Committee recommendation to appoint Ashu Rao to an open two-year term of the Vista Committee.
- Accept Sandra Ching's resignation from the Vista Committee
- Please note that the Vista Committee has rejected several Vista residents' requests to install Alumawood patio covers.
- Accept the Vista Committee's proposed changes to the Vista Special Rules and Regulations. The proposed changes are marked in Red. See attached.
- Accept the Vista Committee's changes to the Vista Assign Parking rules. See attached.
- Accept the Vista Committee's recommendation that the Board require all committee project requests must follow the existing HOA review process before approving said project. For example, a Vista proposal by Bert's Handyman, recommended by Vista Committee is sent to the Finance Committee to ensure the bid is financially sound, and then the bid is sent to the Board for the approval. The Board can deny or approve the bid.  
Approve Bert's Handyman's bid to repair/paint nineteen (19) utility doors

**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 June 6, 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 8:42 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.

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William McLeod

President

DocuSigned by:  
*William McLeod*  
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7/10/2024

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Printed Name

Title

Signature

Date