

**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, December 5, 2024

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Board Members Present

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

Board Members Absent

Stacey Caponigro, Secretary

**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 the 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.

**A. General Session
Minutes**

The Board reviewed the minutes from November 7, 2024, The Club General Session meeting. A motion was made, seconded, and carried to approve November 7, 2024, meeting minutes,

6. Committee Reports.

**A. Finance Committee
Minutes**

Recommendation: Board to review and file the minutes of the November 21, 2024, Courtside Committee meeting. Board to approve the following action items:

- Approve the August 2024 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 October 2024, as noted in the attached Reserve Payments listing.
- Approve the Finance Committee's November 21, 2024, minutes.
- Continue to be aggressive in the HOA's collection of delinquent accounts.

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- The Finance Committee requests that in future the HOA Board requires all project requests to follow the established HOA review process before approving projects.
- The Finance Committee has noticed that the HOA invoices are not being processed in a timely manner. The Finance Committee is concerned that the HOA could incur late fees and/or vendors not willing to work with the HOA. Please ask SeaBreeze to process invoices upon receipt.
- The Finance Committee recommends the following transfers from reserve account interest (GL 5431) into the following accounts:
- Common Plumbing (-\$1,780). Interest of \$4716.00, Pay the negative balance (GL 9116) and the remainder to be placed in to landscaping (GL 9055).
- Courtside Painting (-\$27,217.31). Interest of \$47022.30 (2023 and 2024). Pay the negative balance (GL 9058), \$3460 to go to utility doors (GL 9111), and the remainder to be placed into structural (GL 9067).
- Vista Structural (-\$16,829.05). Interest of \$71256.35. Pay the negative balance (GL 9067) and half of the remainder to be placed into painting (GL 9058) and the other half into structural (GL9067).
-

B. Courtside Committee

The Board reviewed the minutes from November 13, 2024, finance committee meeting. A motion was made, seconded, and carried to approve the November 13, 2024, meeting minutes.

C. Landscape Committee

The Board reviewed the minutes from the November 14, 2024, Landscape Committee meeting. A motion was made, seconded, and carried to approve November 14, 2024, meeting minutes,

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 November 12, 2024, A motion was made, seconded, and carried to approve the November 12, 2024, meeting minutes.

F. Architectural Committee

No minutes or recommendations were provided.

G. Reorganization of the Board of Directors.

A motion was made, seconded and carried to approve the reorganization of the Board. The election of the for the upcoming term, in accordance with the HOA's governing documents.

President, William Mcloed
Vice President, Stephen Lauria
Secretary, Stacey Caponigro
Treasurer, Timothy Harrison

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Member at Large, Josh Tolar

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 January 9, 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 7:55 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

1/13/2025

Printed Name

Title

Signature

Date