

**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, August 1, 2024

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Board Members Present

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

Board Members Absent

Stephen Lauria, Vice President
Michelle Huber, 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 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. Trees needing to be replanted on Courtside.

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 the July 11, 2024, The Club General Session meeting. A motion was made, seconded, and carried to approve the July 11, 2024, meeting minutes,

B. Liens

Resolution: A motion was made and seconded to record a lien against accounts #047602010328 in accordance with the Association's assessment collection policy.

6. Committee Reports.

A. Courtside Committee Minutes

The Board reviewed the minutes from the June 12, 2024, Courtside Committee meeting. A motion was made, seconded, and carried to approve the June 12, 2024, meeting minutes,

- Recommend removal of trees M415-M416 near 1643/1649 Albany in common area, with no replacement.
- Recommend hiring EmpireWorks to paint 56 too-dark house numbers for \$356.
- Recommend including revised Courtside Guest Parking Policy in HOA

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R&Rs.

- Recommend appointing Stacey as representative on Landscape Committee.
- Recommend asking ParkWest to increase weeding and to practice care when blowing, driving over things

Recommend including Courtside Committee June minutes in August Board packet.

B. Finance Committee

The Board reviewed the minutes from the June 18, 2024, finance committee meeting. A motion was made, seconded, and carried to approve the following action.

- Approve the June 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 May 2024, as noted in the attached Reserve Payments listing.
- Approve Reserve Fund withdrawals made in June 2024, as noted in the attached Reserve Payments listing.
- Approve the Finance Committee's June 18, 2024, minutes.
- 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 first 2025 Budget meeting will be held on July 29, 2024, at 6:00 pm, via Zoom.

C. Landscape Committee

The Board reviewed the minutes from the June 11, 2024, Landscape Committee meeting. A motion was made, seconded, and carried to approve the June 11, 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 July 30, 2024, Recommendations for patio covers:

- Frame of patio covers is to be made of wood, alumawood or alumawood equivalent
- Patio covers are to be of the lattice structure to match the existing patio covers in Vista

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- Patio covers are to be of the same height, style and structure as the existing patio covers.
- Patio covers are to not to have a solid ceiling affixed to the lattice structure.
- Patio covers colors are to be determined within the next two Vista meetings.
- All other factors regarding patio covers structure shall be drafted into the Vista Special Rules and Regulation and will be presented to the Board within the next two Board meetings for approval and to be sent out the Vista homeowners for comment.

F. Architectural Committee

Josh Tolar provided a brief update.

E. New Business

At this time the Board to motioned to approve the installation of Alumawood patio covers in the Club Vista color Spanish brown. Patio covers can be solid ceilings affixed to the lattice. A motion was made, seconded, and carried.

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 September 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 8:27 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	<small>DocuSigned by:</small>  <small>DA9769848881492...</small>	9/10/2024
Printed Name	Title	Signature	Date