

**The Club Homeowners Association**

**Board of Directors Meeting**

**Join Via Zoom**

<https://us06web.zoom.us/j/89977821258?pwd=zsPkRqrhUKD3kNtABbZVVOKmkbvvpP.1>

**MEETING ID: 916 564 6737 PASSCODE: 692358**

**Thursday, April 3, 2025**

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**Board Members Present**

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

**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 7:03 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 6, 2025, The Club General Session meeting. A motion was made, seconded, and carried to approve the March 6, 2025, meeting minutes,

**6. Committee Reports.**

**7. Finance Committee**

No minutes or recommendations were provided.

**A. Courtside Committee  
Minutes**

The Board reviewed the minutes from the March 12, 2025, Courtside Committee meeting. A motion was made, seconded, and carried to approve the March 12, 2024.

**C. Landscape Committee**

The Board reviewed the minutes from the March 14, 2025, Landscape Committee meeting. A motion was made, seconded, and carried to approve the March 14, 2024 and the following recommendations:

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1. Phase 2 Middle park, this is to fill in a bare planter bed located in middle park directly behind 1706 Chattanooga, design and plant pallet similar to North park. Proposal #120833 \$952.50

D. Single Family 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.

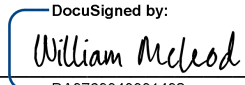
8. Next Meeting The next Board of Directors meeting is scheduled for May 1, 2025, held via Zoom. The Executive Session starts at 6:00 p.m. with the General to follow.

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 7:47 PM to reconvene Executive session 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 | <div>DocuSigned by:<br/></div> | 5/5/2025 |
| Printed Name   | Title     | Signature                                                                                                          | Date     |