

**The Club Homeowners Association
Board of Directors Meeting
Join Via Zoom
Thursday, August 7, 2025
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Board Members Present

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

Board Members Absent

Stephen Lauria, Vice President

**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. 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 July 10, 2025, The Club General Session meeting. A motion was made, seconded, and carried to approve the July 10, 2025, meeting minutes,

A. New Business

6. Committee Reports.

A. Finance Committee

The Board reviewed the minutes from July 19, 2025, Finance Committee meeting. A motion was made, seconded, and carried to approve the June 19, 2025, meeting minutes.

**B. Courtside Committee
Minutes**

The Board reviewed the minutes from July 7, 2025, Courtside Committee meeting. A motion was made, seconded, and carried to approve the July 7, 2025, meeting minutes. Board approves the following actions:

1. Approve & execute IPS Proposal IPS51123 \$146,603.00 Grind & overlay AC, Concrete removal and replacement.

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- 2. Approve & execute Park West Proposal TCH-073 \$2,625.00 Removal and stump grinding of 3 trees in Chattanooga Ct. Island damaging asphalt.
- 3. Approve & execute Bert's Handyman Proposal 9221 \$4,800.00 Power wash exterior of all vinyl fences and gates
- 4. Approve & execute Park West Proposal 126361 \$430.00 Supply & plant 2 ea Silver Sheen bushes on Chattanooga Ct.
- 5. Approve & execute Park West Proposal 125165 \$1,971.00 Courtside 50% \$985.50, Common 50% \$985.50 Repair erosion issue of common ground next to fence at 1656 Chattanooga Ct. along Shenandoah.

C. Vista Committee Minutes
Recommendation: At this time, it would be appropriate for the Board to approve the enclosed Vista Committee Meeting Minutes from July 11, 2025, The Vista Committee submitted Executive Minutes for the Boards review. There was no action taken.

F. Architectural Committee
No minutes or recommendations were provided.

C. Landscape Committee
Recommendation: At this time, it would be appropriate for the Board to approve the enclosed Landscape Committee Meeting Minutes from July 11, 2025.

G. Single Family Committee
No minutes or recommendations were provided.

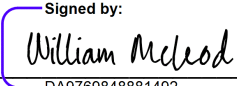
7. Emergency Items to Discuss
Placeholder for emergency items not on the agenda. No items were presented for discussion.

8. Next Meeting
The next Board of Directors meeting is scheduled for September 4, 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 8:00 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	Signed by: 	10/4/2025
Printed Name	Title	Signature	Date