

**Howe Association Management, Inc.**  
**485 Hartz Avenue**  
**Danville, CA 94526**  
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MAGEE RANCH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
May 3, 2023

The Meeting was called to order at 6:03 p.m. In attendance were Board Members Andy Rodgers, Christopher Cross, Ron O'Dell, Deidre Woram and James Losi. Also, in attendance was Jackie Howe, Property Manager, and several Homeowners.

**CALL TO ORDER:** At the beginning of the Board Meeting, each Household will be invited to discuss items up to 3 minutes. For issues requiring more time, homeowners are welcome to request it be added to the next Agenda. Agenda items must be noticed to the Membership four days in advance of a Board Meeting. To keep meetings efficient and orderly, the host will mute the microphones of all non-Board Members after the end of homeowners' participation except Committee Chairpersons and Management. There were no action items.

**MINUTES**

The Board reviewed and discussed the March 2023 Meeting Minutes. The Board approved the Minutes.

**FINANCIALS**

The Board reviewed and discussed the March 2023 Financial Statements. The Board accepted the Financials.

The Board reviewed and discussed the April 2023 Financial Statements. The Board accepted the Financials.

**DELINQUENT ACCOUNTS**

LIEN VOTE – OPEN FORUM FOR ACCOUNT 171: No action items.

**COMMITTEE REPORTS**

ARCHITECTURAL: No action items.

ARCHITECTURAL/DRC APPLICATION LOG: No action items.

LANDSCAPE: No action items.

NEWSLETTER: No action items.

## **STANDARD BOARD PACKAGE INFORMATION**

CC&R DETAILS: No action items.

WORK ORDER SUMMARY – NONE: No action items.

WATER BILLS: No action items.

INCOMING/OUTGOING CORRESPONDENCE: No action items.

## **OLD BUSINESS**

WEBSITE PROGRESS – UPDATE FROM BOARD MEMBER ANDY RODGERS; SHOULD WEBSITE HAVE A PASSWORD: The Board voted not to have a password on the Magee Ranch HOA Website.

REVISION OF CC&Rs – UPDATE: The Board will arrange a Zoom Meeting with the HOA's attorney to finalize the proposed revisions of the CC&Rs and Bylaws.

LEGAL COSTS – LETTER SENT TO ALL HOMEOWNERS: No action items.

SBA LOAN – VOTE OF BOARD TO APPROVE SBA LOAN IN THE AMOUNT OF \$702,300: The Board voted to approve the SBA Loan which will require a vote of the Membership.

## **NEW BUSINESS**

BOARD MEETINGS – VIA ZOOM OR IN PERSON: The Board voted to hold Hybrid Board Meetings, four Board Members in favor of Hybrid Board Meetings and Christopher Cross for Board Meetings in person.

INFORMATIONAL SIGN: This item has been postponed indefinitely.

As there was no further business before the Board, the meeting was adjourned into a GHAD Board Meeting to be followed by an Executive Session to discuss Management Contract with Howe Management at 7:20 p.m.