



**Board of Directors Meeting
July 10, 2024**

The meeting was called to order at 6:00 p.m. with Christopher Cross, Joe Falvey, Kent Rezowalli, Andy Rodgers, Joe Tartoni in attendance. Stacey Lint from Homeowner Association Services was also present along with five homeowners.

HOMEOWNER COMMENTS

Homeowners brought comments about HOA elections, plants dying under warranty, and committee member information.

APPROVAL OF MINUTES

The Board reviewed the minutes from the previous meetings. MSC: To approve the minutes from the May 1 Board Regular and Executive Session meetings, 5-0.

FINANCIALS

Management presented the March financials to the Board, going over expenses for the month. Intermediate financials were reviewed independently.

COMMITTEE REPORTS

The Landscape Committee updated the Board on site walk details with the landscaper. The Committee Report will be posted to the HOA website.

OLD BUSINESS

Enforcement Policy Update: Management presented comments from legal counsel on the proposed changes after the last meeting. There was some discussion regarding the changes. MSC: To approve the policy as redrafted, 5-0. Management will send to the membership for comment prior to consideration of adoption at the next meeting.

CC&R Questionnaire: The Board reviewed the CC&R Questionnaire in detail taking into consideration the homeowner feedback gathered previously and decided upon answers to send to Counsel for drafting.

NEW BUSINESS

Hidden Oaks Tree Replacement Blackhawk Rd: Management shared the cost for replacement of 4 trees along Blackhawk Road which is shared with Hidden Oaks HOA. MSC: To approve the replacement at a total cost of \$3,875.00 and a Magee Ranch cost of \$1,937.50, 5-0.

Website Usage Update: Management shared an update with the Board and homeowners on usage of the HOA website.

Reserve Study Review: The draft 2025 Reserve Study was reviewed by the Board for items due in 2025. Some of the items, such as the 20 year landscape replacement fund did not feel warranted. The amount will be lowered to a more realistic number and reserve study redrafted.



Salvation Army Donation: The Salvation Army reached out to request HOA approval to target the community for donations. Many such donation avenues already exist and more were not determined to be needed.

Corporate Transparency Act: Management provided a brief detail of the Corporate Transparency Act and what registration information may need to be provided to FINCEN. Management will monitor legal disputes with the Act and report if necessary near the end of the year.

As there was no further business, the meeting was adjourned at 8:10 p.m., with exception for the GHAD meeting. The next regular Board meeting will be held on September 4 beginning at 6:00 p.m. at the Management Office in San Ramon.

Accepted, _____ Secretary

Previous Executive Session Summary

The Board met in Executive Session prior to this meeting to discuss member delinquency and compliance hearings for CC&R violations.

DRAFT