



# MAGEE RANCH

## Board of Directors Meeting Agenda

September 4, 2024, 6:00 p.m. | HAS Conference Room: 2266 Camino Ramon

<https://us02web.zoom.us/j/84282325816?pwd=ZvF74ClYrpwhOHOsMsftsvqJk3F0lC.1>

Meeting ID: 842 8232 5816 | Passcode: 94506 | Dial in: (669) 900-9128

### AGENDA

1. **Executive Session** – Begins at 5:45 p.m.
  - a. Hearings .....3
  - b. Delinquency Discussion.....5
  
2. **General Session Call to Order** – Estimated to being at 6:00 p.m.  
Homeowners not called to a Hearing may arrive at 6:00 for the general session Board meeting.
  
3. **Homeowner Comments**  
This is the only opportunity for homeowners to address the Board. We respectfully request homeowners keep all comments to 3 minutes maximum. The Zoom Chat feature is not monitored.
  
4. **Board Business** – Meeting transitions to Board discussion of business items and homeowner participation is closed.
  - a. **Minutes**
    - i. July 10 Board Meeting.....9
    - ii. July 10 Executive Session Board Meeting ..... 11
  
  - b. **Financial Review**
    - i. Financials ..... 13
  
  - c. **Committee Reports**.....21
  
  - d. **Old Business**
    - i. Enforcement Policy – Consideration of Adoption.....24
  
  - e. **New Business**
    - i. 2025 Budget .....30
    - ii. Electrical Panel Replacement .....31
    - iii. Pear Tree Trimming.....35
    - iv. Landscaping Proposals.....54
    - v. Pest Control – Gopher Update.....56
    - vi. Compliance Report.....58
    - vii. Annual Meeting Planning
  
5. **Adjourn**

Attendance in person is preferred, but the meeting will be broadcasted via Zoom for remote viewing. For assistance logging into the meeting, please contact Stacey Lint at [slint@hoaservices.net](mailto:slint@hoaservices.net) or via phone (925) 830-4848 x 113. Please note that responses may be delayed while the meeting is in progress. Homeowners may request individual delivery of agendas by emailing Stacey as noted above.

Pursuant to Civil Code Section 4930, Board members are prohibited from discussing items which are not on the current agenda.