

**SUMMERSET AT BRENTWOOD II HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES**

**Clubhouse
May 8, 2024
5:00 PM**

PRESENT:	Julie Wantuck	President	Term: 2025
	Clark Nardinelli	Treasurer	Term: 2024
	Sheldon Helms	Secretary	Term: 2025
	Austin Fayne	Director of Operations	Term: 2024
ABSENT:	Cindy Bennett	Vice President	Term: 2025

ALSO PRESENT: Melody Murray with Common Interest Management Services

(MSC) Motion, Second, Carried

CALL TO ORDER: The Open Meeting of the Board of Directors was called to order by President Wantuck at 5:11 p.m.

PLEDGE OF ALLEGIANCE: Julie Wantuck led those present in reciting the Pledge of Allegiance.

CONSENT AGENDA:

1. April 10, 2024– Executive and Board of Directors meeting minutes were approved as presented. **(MSC)**
2. Financials – March 31, 2024 - Accepted
3. CD Investments – No report.
4. Collection Action: None.

A motion was made and seconded to approve the items on the Consent Agenda.

COMMITTEE/CLUB REPORTS (if applicable)

Architectural Committee

We have received the following applications: 1 HVAC, 1 solar, 1 tree, 1 patio roof.

Board Advisory Committee

We submitted rule 2.1 with recommendations to the Board, we are now starting on our review of 6.1 and 7.1. We still do have an opening on the BAC. We meet Wednesdays at 9:00 AM, meetings can be between 1-2 hours.

Décor Committee

We will be putting up Memorial Day decorations in a couple of weeks.

Finance Committee

The Finance Committee will do a presentation after the meeting on the HOA budgets and reserve study.

Newsletter Committee & Committee member appointment

We are working on the June issue currently, nothing new to report. If anyone has a good story and you want to share it, you can send it to Crystal or Ben for inclusion into the newsletter.

Nomination & Election Committee

We are still looking for people that would like to run for a Board seat, and also looking for people to serve on the Nominating and election Committee. You can contact Sheldon or Crystal.

Rascals

They have put a lot of effort into spraying the weeds along the roads. They have also placed the patio furniture out at the pool.

Welcome Committee

We have 4 new Residents since we had our April meet and greet, we will be having meet and greets quarterly depending on how many new Residents we have. We had about 25 people total at our last event.

President's Report

The pool construction supervisor installed an orange mesh fence so that people could swim while the spa was being resurfaced. The Board **MSC** to approve to leave the pool open while resurfacing is happening, unless Adam's Pool stipulates that the pool must be closed during any certain time. If the pool must be closed for a day or two due to heavy construction, the Residents will receive communication via Constant Contact and signs posted on the doors/gates. Residents and guests should stay away from the spa during construction until the completion of the project.

We discussed previously having a community wide dumpster, the Board decided not to order the dumpster due to the logistics, there were too many unknowns.

New and improved website is up and running and is a huge improvement, kudos to Crystal who did a fantastic job on the website. You do have to register to get into certain areas.

Weed abatement will be done May 15th. Please stay away from your patio on this day because the mowers can fling rocks and debris which can be dangerous.

The concrete pads where the old mailboxes existed are being removed.

We have 29 clubs/classes here, the Board **MSC** to approve to re-authorize the existing and new clubs that have applied.

I'm talking with the city about painting the fire hydrants, they will be coming out to paint some of them that need it. If you have growth around the fire hydrant, please cut it back.

Almost 50 comments were received about the speed bumps from the community, 29 in favor of removal, 16 against. The Board will follow the majority and will have the rear gate speed bumps removed; it will cost about \$500. The Board **MSC** to approve removal of the speed bumps at the back gates.

Vice President

Not present, no report.

Treasurer's Report

Our income exceeds our outcome currently. Our reserve cash balance is \$1,985,623.43. We continue to earn 5% on our CD investments.

Secretary's Report

There has been a troubling trend (increase in targets towards our community) for fraud. I have reached out to a colleague who is a Professor at UC Santa Cruz, he specializes in con crimes. He is sending tips and tricks to the community, 7-page document about how to spot a con crime and avoid falling victim to it. It will be a PDF on the website, and we have also printed out copies for the Residents to pick up as well. Please email Sheldon or Crystal or pick up a printed copy in the office. A healthy dose of caution could save your bank account.

Director of Operations

The bocce courts have been officially reopened, the umbrellas have been taken care of and everything is clean and in good shape.

We are looking to clean up the right shoulder at Gladstone where there is bare dirt, which has been an ongoing project for a year and a half. We are going to contract someone to complete the job. This will mirror the front entrance.

The kitchen wall oven is being replaced; we are hoping to take advantage of Memorial Day sales. We are looking at a GE appliance double oven.

The slabs for the old mailbox pads (4 or 5) will be removed. There may be some residual slabs that we may be using for concrete benches that have been donated by a Resident.

I will be reviewing the garden boxes and come up with some plans to address drainage issues and clean it up. We are looking to install trees in the area as well.

We are looking into getting prices on new windscreens and hope to have remedied as soon as possible.

OLD / NEW BUSINESS:

Survey of Parcels at Summerset Dr. Gate

There has been contention between Shea and SUMII, a little strip of land is in question of who is responsible to maintain some of the palm trees in that location. We are talking with the city to determine who is responsible for that area. We are trying to get that area designated as to who owns it so that someone can start maintaining it.

Rule 1.1 & 2.1

Tabled pending further review by the Board.

Contract Approval – All Tabled

Pool Maintenance

HVAC Preventative Maintenance

Gate Repairs

Tennis Courts

Vehicle Markers

HOMEOWNER'S FORUM: Homeowner's forum – there were approximately 25 homeowners in attendance. Topics Discussed included –

- Rather than hit unsubscribe to emails that are unwanted, when you unsubscribe, it shows engagement and confirms it's an active email, scroll to the bottom and click block sender.
- Insurance renewal inquiry.
- Comments regarding painted curbs, stop sign, speed bumps, concerns regarding the cushions in the pool area being locked up.
- Comments regarding estate sales not being communicated to the community.
- Question regarding car covers and whether they are allowed or not.
- Concern regarding the President's report from April.
- Pedestrian light is not coming on at night at the back gate.
- Question related to Shea property meeting Summerset property line not being maintained.

ADJOURN: 6:06 PM

EXECUTIVE SESSION SUMMARY:

The Board met in Executive Session on May 8, 2024. A summary of executive action is as follows:

- Proposal & Contract Review
- Personnel Discussions
- Member Complaints/Concerns
- Legal/Litigation Concerns
- Collection & Delinquency Matters

Respectfully Submitted By
Common Interest Management Services

Sheldon W. Helms
Secretary/Board of Director

6/12/24
Date

These minutes were formally approved by the Board of Directors at the meeting held
on: 6/12/24