REGULAR MEETING

SEPTEMBER 22, 2026, 6:00 PM
St. Andrews Lounge at 1600 St. Andrews Drive, Moraga, CA

DRAFT MINUTES

I. CALL TO ORDER

President Lee called the meeting to order at 6:01 PM. Attendance was as follows:

BOARD MEMBERS PRESENT:

Lina Lee, President
Becky Bruno, Vice President
Tony Tarrab, Treasurer
Maureen Freeman, Secretary
Ginger Bagai
Paul Grafft
Edwin Lee
Ralph Nefdt
Jeff Raleigh
David Roth
Roger Topp

BOARD MEMBERS ABSENT

Chris Govea

STAFF PRESENT:

Eric Jacobsen, General Manager
Christina French-Hokafonu, Assistant General Manager
Teresa Belfanti, Director of Finance

II. MINUTES APPROVAL – Regular Board Meeting

RESOLVED, to approve the amended minutes of the Board of Directors Regular Meeting on August 25, 2026, as presented with the Board of Directors.
Resolution 26-49 (Passed Unanimously)

The Board of Directors held a closed Executive Session meeting where minutes were taken on September 22, 2026. The topics discussed included delinquent member accounts, personnel matters, contract matters and legal matters.

III. OPEN FORUM – President Lee acknowledged those members in attendance and asked if anyone wished to address the Board on any items. Seven members were in attendance. One member wanted clarification on the proposed Golf Course Drainage and Irrigation project including the concerns of rising costs and inflation. Another member had questions relating to the Golf Course Drainage and Irrigation project as well and including who brought the project to the Boards attention and concerns on costs as well as potential course closures.

IV. FINANCIAL REPORT

A. Monthly Financial Statements

Treasurer, Tony Tarrab confirmed monthly financial statements were distributed and reviewed by the Board of Directors for August 2026. Variance reports were also provided for the Operating, Capital Replacement Club, Capital Replacement HOA, and Recreation Funds and questions were asked relating to the variance notes on payroll specifically.

Additional discussions took place on the updated forecasts for Capital Replacement HOA and Capital Replacement Club.

B. Treasurer's Report

Treasurer, Tony Tarrab, reported the following cash balances:

Cash Balances as of 8/30/2026	
Operating Funds	$2,246,254
Capital Replacement HOA	$1,658,301
Capital Replacement Club	$1,812,431
Development Fund	$205,483
Recreation Area Fund	$3,710,508
Total Funds	$9,632,977

Delinquencies-- in the amount of $53,644
Lien on APN 257-550-001, approved by the Board.

V. MANAGEMENT REPORT

General Manager, Eric Jacobsen, provided highlights from the September 2026 Management Report on operations. The report includes monthly and year-to-date updates by each department, as well as progress on strategic goals for F&B, HOA Operations and Golf Operations.

- Membership Turnover: Year-to-date membership sales are 17 (four Golf Equity and thirteen Swim/Tennis) compared to 16 year to date last year. There are 106 and 222 applicants on the Golf Equity and Swim/Tennis waitlists, respectively. Applicants at the top of the list had a wait of approximately five years. Twenty-one homes have sold YTD.

- Capital Replacement Funds – Assistant General Manager, Christina French-Hokafonu updated the board on the status of capital projects.
  - HOA Fund: Doral Pool Project: the pool has been open since Friday, September 4th and landscaping will be installed the week of October 5th. The Board was provided with a detailed budget summary of Doral Pool Project costs which was provided at the August meeting.
  - Club Fund: a brief update was provided on the status of the 2027 board approved capital accelerated spend projects.

- Staffing - Open positions and turnover by departments were provided.

VI. COMMITTEE REPORTS

Reports and updates were provided by Committee Liaisons. Latest Committee minutes are available on the website under the Board and Committees section.

Ad Hoc Annexation Committee did not meet in the month of September.

Ad Hoc Clubhouse Improvement Committee – additional updates included the completion of painting in the clubhouse with furniture scheduled to be delivered and installed mid-December.

Ad Hoc GC Drainage and Irrigation Committee – update to be provided under new business.

Aquatics Committee did not meet in the month of September.

Architectural Committee: additional updates were provided on landscape improvements on Sea Pines and the approval for ADU construction on Cypress Point Way.

Budget & Finance Committee: The 2027 budget development is underway by the Budget and Finance Committee and the Board through October and November. Additional updates from the committee's October 16th meeting focusing on the club operations budget and management's budget proposals for 2027. A draft will be reviewed at the board's October 20th meeting.

Governing Documents Review Committee: Becky Bruno, board liaison and chair, provided an introduction to committee initiatives with updates took place on the first meeting scheduled for September 30th to discuss the initiatives.

Green Committee: Budget recommendations reviewed include new member bag tags, budgeting for extra mats at the range, as well as review of operations weekly standards for maintenance.

Member Engagement Committee: highlighted events included the recent supper club serving wonderful Italian food with 35 attendees, with Greece to be the next cuisine location for supper club early near year as well as continued success with the Speaker Series program.

Racquet Sports Committee: no additional report was provided.

VII. NEW BUSINESS

A. Ad Hoc Golf Course Drainage & Irrigation Project Update

Treasurer, Tony Tarrab and Ad Hoc Golf Course Drainage and Irrigation Committee Chair, Jeff Raleigh, updated the Board of Directors on the status of the golf course project proposal. The project consultant, Gradoville & Hertzing, conducted a first site visit on September 22nd. A report from the consultant will be completed and provided to the Board for review by November 1st and presented at the November board meeting

B. Committees

a. Nominating Committee Volunteer Approval

Vice President and Nominating Committee Chair, Becky Bruno, presented board member Chris Govea to serve on the Nominating Committee effective immediately..

WHEREAS the Bylaws require Board approval of committee chairs,

RESOLVED - to approve Chris Govea to serve on the Nominating Committee effective immediately as presented to the Board of Directors

Resolution 26-50 (Passed Unanimously)

b. Ad Hoc Golf Course Drainage & Irrigation Project Committee Volunteer Approval
Board Member and Ad Hoc Golf Course Drainage & Irrigation Project Committee Chair, Jeff Raleigh presented Bret Brodowy to serve on the Ad Hoc Golf Course Drainage & Irrigation Project Committee effective immediately. Discussions took place with the Board of Directors on the proposed chair.

WHEREAS the Bylaws require Board approval of committee members ,

RESOLVED - to approve Bret Brodowy to serve on the Ad Hoc Golf Course Drainage & Irrigation Project Committee effective immediately as presented to the Board of Directors
Resolution 26-51 (10 approved, 1 abstained, resolution passes)

c. Ad Hoc Golf Course Drainage & Irrigation Project Committee Chair Approval
Board Member and current Chair of the Ad Hoc Golf Course Drainage & Irrigation Project Committee, Jeff Raleigh presented Bret Brodowy to take over as Chair for the Ad Hoc Golf Course Drainage & Irrigation Project Committee effective immediately. Discussions took place with the Board of Directors.

WHEREAS the Bylaws require Board approval of committee chairs,

RESOLVED - to approve Bret Brodowy as Chair of the Ad Hoc Golf Course Drainage & Irrigation Project Committee effective immediately as presented to the Board of Directors
Resolution 26-52 (10 approved, 1 abstained, resolution passes)

C. Member Delinquencies
There were no delinquencies to discuss with the Board of Directors.

VIII. NEXT MEETING DATES
Monday, October 5, 2026, Special Meeting-Board Retreat, 9:00 AM, Round Hill Country Club
Tuesday, October 20, 2026, Special Meeting-Budget Review, 5:00 PM, St. Andrews Lounge
Tuesday, October 27, 2026, Regular Meeting, 6:00 PM, St. Andrews Lounge

IX. ADJOURNMENT

At 7:00 PM the Regular Meeting was adjourned.

Prepared by Christina French-Hokafonu
September 22, 2026

Approved by the Board of Directors on October 27, 2026

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Maureen Freeman, Secretary to the Board of Directors Date