REGULAR MEETING

OCTOBER 20, 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
Chris Govea
Paul Grafft
Ralph Nefdt
Jeff Raleigh
David Roth

BOARD MEMBERS ABSENT

Edwin Lee
Roger Topp

STAFF PRESENT:

Eric Jacobsen, General Manager
Christina French-Hokafonu, Assistant General Manager / HOA 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 September 22, 2026, as presented with the Board of Directors.
Resolution 26-53 (Passed Unanimously)

The Board of Directors held a closed Executive Session meeting where minutes were taken on October 20, 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. Three members were in attendance. No Members wished to address the Board of Directors.

IV. NEW BUSINESS

A. Election Rules Amendments – Approval of 28 Day Comment Period

Assistant General Manager / HOA Manager, Christina French-Hokafonu shared with the Board of directors the proposed draft of the Election Rules to allow for future electronic voting. Brief discussion took place with the Board of Directors.

RESOLVED - to approve the proposed draft of the Election Rules to begin the 28-day Member Comment Period concluding on November 17, 2026, as presented and discussed with the Board of Directors.

Resolution 26-54 (Passed Unanimously)

B. Inspectors of Election for 2027 Board Election – Approval

Vice President and Nominating Committee Chair, Becky Bruno presented Pat Brown as Inspector of Election for the 2027 Board of Directors Election with assistance from Bill Booth, Maura Mendoza and Elaine Holt during the ballot tabulation process.

RESOLVED - to approve Pat Brown as Inspector of Elections as presented to the Board of Directors
Resolution 26-55 (Passed Unanimously)

C. Architectural Committee Volunteer Application – Approval

Board Member and Architectural Committee Chair, David Roth presented Megan Young to serve on the Architectural 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 Megan Young to serve on the Architectural Committee effective immediately as presented to the Board of Directors
Resolution 26-56 (Passed Unanimously)

D. Membership

a. Golf Equity Member A3031 Delegation Request – Approval

The Board of Directors discussed Golf Equity Member A3031's request to delegate their membership for one year beginning November 1, 2026, in accordance with the Bylaws of the Association. Discussions took place on the request.

WHEREAS the Bylaws require Board approval of Golf Equity Member Delegations,

RESOLVED - to approve a first-year delegation request for A3031 beginning on November 1, 2026, and concluding on October 31, 2027, as discussed with the Board of Directors.
Resolution 26-57 (Passed Unanimously)

b. Golf Equity Transfer Fee Modification - Discussions and Approval

President, Lina Lee discussed with the Board of Directors on the proposed changes to the current 60%/40% split for Golf Equity Membership Transfer Fees. Discussions took place with the Board of Directors on the impacts on the current Golf Equity Waitlist including Swim & Tennis Affiliates on the upgrade list as well as the timing of implementation.

RESOLVED – to modify the existing Golf Equity Transfer Fee of 60% to 100% effective immediately only for prospective members on the Golf Equity Waitlist including Swim & Tennis Affiliate upgrades as discussed with the Board of Directors.
Resolution 26-58 (9 approved, 1 opposed, resolution passed).

c. Affiliates and Youth Participation in Programs – Discussion

President, Lina Lee discussed with the Board of Directors as a follow up from the Board Retreat, Affiliate access to youth summer programming. Discussions took place with the Board of Directors on

the current use privileges outlined in the Governing Documents and the plan forward for 2027 youth programming in the summer for eight weeks as well as the current impact of facility usage in general. President, Lee will explore language to potentially accommodate dependent youth to participate in summer camp for the Board to discuss at a future meeting.

d. Swim & Tennis Affiliate Applications - Approval

WHEREAS the Bylaws require Board approval of incoming members,

RESOLVED, to approve two Swim and Tennis Affiliates, B3273 and B3274, as submitted to the Board of Directors.
Resolution 26-59 (Passed Unanimously)

E. Member Delinquencies

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

V. FINANCIAL REPORT

A. Monthly Financial Statements

Treasurer, Tony Tarrab confirmed monthly financial statements were distributed and reviewed by the Board of Directors for September 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 operating expenses specifically.

B. Treasurer's Report

Treasurer, Tony Tarrab, reported the following cash balances:

Cash Balances as of 9/30/2026	
Operating Funds	$2,301,440
Capital Replacement HOA	$1,719,927
Capital Replacement Club	$1,702,148
Development Fund	$206,627
Recreation Area Fund	$3,753,894
Total Funds	$9,684,036

Delinquencies-- in the amount of $68,714
Lien on APN 257-550-001, approved by the Board.

VI. MANAGEMENT REPORT

General Manager, Eric Jacobsen, provided highlights from the October 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 221 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-five 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 landscape improvements which began October 5th are now complete. It was also noted that all pools will be closed for the season beginning Monday, November 2nd and will reopen in Spring.
  - 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.

- **Doral Pool Restroom** – The Board discussed the proposed restroom at Doral Pool as a follow-up to conversations held during the recent Board retreat. In considering this matter, the Board acknowledged that the restroom had been removed from the project scope by Board direction approximately one year ago. Given this prior decision and the need to fully evaluate the implications of revisiting the project, the Board agreed that additional time is necessary to ensure a thorough and informed decision. All investigative work will take place in 2027 to allow for a comprehensive review and development of accurate project pricing. This information will then be presented to the Board for consideration as part of the 2028 Budget process, allowing the Board adequate time to review the findings and determine how to proceed.

VII. 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 October.

Ad Hoc Clubhouse Improvement Committee – additional updates the upcoming furniture delivery in December with acoustic paneling to be installed in November.

Ad Hoc GC Drainage and Irrigation Committee – additional updates included the consultants final project package will be provided to the Association by November 1st with Committee review on November 11th.

Aquatics Committee did not meet in the month of October.

Architectural Committee: additional updates were provided on quarterly project check-ins for larger projects as well as the committee's assignment to dive into the Architectural Rules and revamp the Subject Matter Experts program.

Budget & Finance Committee: additional updates included the continued review of the 2027 Budget.

Governing Documents Review Committee did not meet in the month of October, tabled until November.

Green Committee: met in October, but no additional reports.

Member Engagement Committee: highlighted Greece to be the next cuisine location for supper club early near year as well as continued success with the Speaker Series

NEB: Next meeting is November 10th

Racquet Sports Committee did not meet in the month of October.

VIII. NEXT MEETING DATES

Tuesday, October 27, 2026, Special Meeting, 6:00 PM, St. Andrews Lounge
Tuesday, November 17, 2026, Regular Meeting, 6:00 PM, St. Andrews Lounge
Tuesday, December 8, 2026, Regular Meeting, 4:00 PM, Lounge

IX. ADJOURNMENT

At 7:30 PM the Regular Meeting was adjourned.

Prepared by Christina French-Hokafonu
October 20, 2026

Approved by the Board of Directors on November 17, 2026

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Maureen Freeman, Secretary to the Board of Directors Date