**SPECIAL MEETING**

**OCTOBER 27, 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
Roger Topp

BOARD MEMBERS ABSENT

Edwin Lee

STAFF PRESENT:

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

The Board of Directors held a closed Executive Session meeting where minutes were taken on October 27, 2026. The topics discussed included personnel matters, contract matters and legal matters.

**II. OPEN FORUM** – President Lee acknowledged those members in attendance and asked if anyone wished to address the Board on any items. Two members were in attendance. No Members wished to address the Board of Directors.

**III. NEW BUSINESS**

A. 2027 Budget Review- Operations, Capital Replacement Recreation, Capital Replacement HOA, Development, Recreation

Treasurer, Tony Tarrab, General Manager, Eric Jacobsen, Assistant General Manager, Christina French-Hokafonu and Director of Finance, Teresa Belfanti, presented the 2027 Preliminary Budget to the Board. The presentations specifically included assumptions on operations, historical trends within payroll and operations and cost comparisons from 2026 to 2027. Review of the proposed 2027 Capital Replacement Club, Capital Replacement HOA and Capital Development were discussed along with review of potential revenue drivers for top line revenue. Discussions concluded with a high-level review of the draft 2027 dues/assessments for all membership categories. Emphasis was provided by directors on the importance of following the Associations Governing Documents with calculating dues & assessments. Directors requested to have supplemental supporting financials to complete the budget package before the next meeting; Staff agreed to distribute the requested materials in advance of the November 17 Board Meeting. Continued review of the 2027 Budget will take place with final budget approvals at the Regular November Meeting.

## IV. NEXT MEETING DATES

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 7:29 PM the Regular Meeting was adjourned.

Prepared by Christina French-Hokafonu
October 27, 2026

Approved by the Board of Directors on November 17, 2026

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Maureen Freeman, Secretary to the Board of Directors Date