

**EASTRIDGE HILLS HOA
BOARD OF DIRECTORS MEETING
Tuesday March 11, 2025
VIA ZOOM VIDEO CONFERENCE**

Join Zoom Meeting

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Meeting ID: 356 673 8289

Passcode: 877236

If you do not have computer/video access:

Dial: 669 900 9128

Meeting ID: 356 673 8289

Passcode: 877236

Once prompted enter the meeting ID 356 673 8289#, press # again, enter meeting password 877236# and you will be admitted to the meeting.

If you are having technical difficulties joining the meeting you may email priscilla@thekellycompany.com or call 707-359-1410 for support.

EXECUTIVE SESSION – 4:30p.m.

(Closed to Membership)

CALL TO ORDER

VIOLATIONS

EXECUTIVE MEETING MINUTE APPROVAL: December 13, 2024, January 3, 2025, January 22, 2025, February 24, 2025 – emergency executive session

CONTRACTS

ADJOURN

REGULAR MEETING – 6:00pm

CALL TO ORDER

EXECUTIVE SESSION DISCLOSURE

OPEN FORUM: Policy attached.

MEETING MINUTE APPROVAL: November 25, 2024 & January 22, 2025

FINANCIALS: January

COMMITTEE REPORTS (If Any):

- Architectural Committee
- Social Committee

UNFINISHED BUSINESS:

- Rules & Regulations – ADU Rules
- On Street Parking Evaluation for Fire/Safety - Red Curb Painting

NEW BUSINESS:

- 2025 Annual Election of Directors
- 2024 Yearend Financial
- Social Committee Events

EMERGENCY BUSINESS: If any.

ADJOURN

**Eastridge Hills Homeowners Association
Annual Meeting
November 12, 2024
Viz Zoom Video Conference**

Board Members Present:

William Wesley, President
Jayne Handley, Vice President/Treasurer

Board Members Not Present:

Yvonne Aiavao, Secretary

Management Present:

Priscilla Marin, with The Kelly Company

Call to Order: President Wesley called the meeting to order at 6:26pm

Announcement of Election by Acclamation: Management reported that as of the close of nominations, there were two candidates to fill the two seats that were up for reelection, therefore as approved by the Board on August 29, 2024, it was declared that Jayne Handley & Elizabeth Gresham are elected to the Board via acclamation.

IRS Rollover Resolution: A motion was made by President Wesley, duly seconded by Vice President/Treasurer Handley and carried unanimously to adopt the following resolution:

“**RESOLVED**, that any surplus funds remaining in the Associations budget at the end of the fiscal year shall be applied to the following years budget as provided for in IRS Revenue Ruling 70-604”

Open Forum: Nothing was brought up during open forum.

Adjourn: There being no further business to discuss the meeting was adjourned at 6:31p.m.

Secretary Certification

I, Elizabeth Gresham, Secretary of the Eastridge Hills Homeowners' Association, do hereby certify that the foregoing is a true and correct copy of the minutes of the Eastridge Hills Homeowners' Association Annual Meeting held November 12, 2024, as approved by the Board members in attendance at the meeting.

Elizabeth Gresham, Secretary

Date

**Eastridge Hills Homeowners Association
Organizational Meeting
November 12, 2024
Viz Zoom Video Conference**

Board Members Present:

William Wesley, President
Jayne Handley, Vice President/Treasurer
Elizabeth Gresham, Secretary

Management Present:

Priscilla Marin, with The Kelly Company

Call to Order: President Wesley called the meeting to order at 6:31pm

Election of Officers:

A motion was made by William Wesley, duly seconded by Liz Gresham to elect Jayne Handley as Vice President and Treasurer. **Motion Carried 3-0**

A motion was made by Jayne Handley, duly seconded by Liz Gresham to elect William Wesley as President. **Motion Carried 3-0**

A motion was made by Jayne Handley, duly seconded by William Wesley to elect Liz Gresham as Secretary. **Motion Carried 3-0**

Adjourn: There being no further business to discuss the meeting was adjourned at 6:33p.m.

Secretary Certification

I, Elizabeth Gresham, Secretary of the Eastridge Hills Homeowners' Association, do hereby certify that the foregoing is a true and correct copy of the minutes of the Eastridge Hills Homeowners' Association Organizational Meeting held November 12, 2024, as approved by the Board members in attendance at the meeting.

Elizabeth Gresham, Secretary

Date

**Eastridge Hills Homeowners Association
Board of Directors Meeting
November 12, 2024,
VIA ZOOM VIDEO CONFERENCE**

Board Members Present:

William Wesley, President
Jayne Handley, Vice President/Treasurer

Board Members Not Present:

Yvonne Aiavao, Secretary

Management Present:

Priscilla Marin, with The Kelly Company

Call to Order: President Wesley called the meeting to order at 6:00pm

Executive Session Disclosure: President Wesley informed the membership that the Board met in Executive Session prior to this meeting to discuss member discipline, contracts for landscaping, gate maintenance, cameras, and insurance, as well as legal matters. Additionally, he thanked Yvonne Aiavao for her service on the Board.

Meeting Minute Approval:

A motion was made by Jayne Handley, duly seconded by William Wesley, to approve the September 10, 2024, and the September 26, 2024, regular session meeting minutes as presented. **Motion Carried 2-0**

Financials:

- **August & September 2024 Monthly Financials:** A motion was made by William Wesley, duly seconded by Jayne Handley, to approve the August & September 2024 financials as presented. **Motion Carried 2-0**

Delinquencies: No action required; information provided to the Board for reference only.

Committee Reports:

- **Architectural Committee:** Committee Member Liz Gresham reported that they have not had any applications within the last month.
- **Social Committee:** Management noted that per the last meeting, Yvonne Aiavao reported that the next event is Coco with Santa scheduled for the 1st Sunday in December.

Unfinished Business:

- **2025 Budget & Reserve Study:** A motion was made by William Wesley, duly seconded by Jayne Handley to approve the budget increasing dues to \$205.00, per lot per month; offsetting the reserve allocation expense with the interest income earned from reserve investments. **Motion Carried 2-0** A motion was made by Jayne Handley, duly seconded by William Wesley to approve the reserve study as presented with the 2025 allocation being \$40,827.00. **Motion Carried 2-0**
- **Rules & Regulations:**
 - **Proposed ADU Rules:** As per the September 26, 2024, meeting Jayne Handley presented the Board with the draft ADU rules for consideration of adoption. There were some concerns mentioned regarding parking as well as the Associations need to possible amend/revise the CC&Rs as they currently have provisions regarding ADU that conflict with state law and the proposed rules. The Board requested that Management reach out to legal counsel regarding the same. Additionally, there were comments raised from the members

present, as a result the Board recommended that the Ad Hoc ADU Rules Committee hold another meeting to review/discuss the proposed rules with the membership.

Jayne Handley reported that the Committee declined to hold another meeting as requested by the Board, perhaps the Board should readdress the rules following the annual meeting as there will be a new member on the Board. President Wesley indicated that the Board should work on finalizing the draft rules prior to having them reviewed by Counsel.

New Business:

• **Member Correspondence:**

- **Street Sweeping:** Management requested confirmation from the Board as to whether they would like to respond to the inquiry sent to them regarding the change in service days, specific to street sweeping. The Board requested that Management respond to the Homeowner; Management indicated that they would inform the Homeowner that the Association does not cover street sweeping services, rather the cost of such is included in garbage refuse service, therefore the Homeowner will need to reach out to the collection company directly for details regarding the service day.

Open Forum: Liz Gresham inquired as to what Eastridge POA has done regarding ADU Rules. Management reported that they do not have such rules.

Emergency Business: None

Adjourn: There being no further business to discuss the meeting was adjourned at 6:21p.m.

Secretary Certification

I, Elizabeth Gresham, Secretary of the Eastridge Hills Homeowners' Association, do hereby certify that the foregoing is a true and correct copy of the minutes of the Eastridge Hills Homeowners' Association Board of Directors Meeting held November 12, 2024, as approved by the Board members in attendance at the meeting.

Elizabeth Gresham, Secretary

Date

EASTRIDGE HILLS HOA
Policy Statement for Open Forum and Board Meeting Conduct

The Board of Directors welcomes resident/owner attendance at board meetings to observe business matters that take place involving the corporation. We value the insights and input from all owners and ask that you respectfully adhere to the following policy adopted by the Board of Directors.

In order to give you an opportunity to address the board, and in compliance with Civil Code Section 4925, we've set aside a period of time at the beginning of each meeting (called Open Forum).

The procedure to participate in Open Forum is simple:

1. Raise your hand to be recognized by the Chair of the meeting, the Board President.
2. State your concern in clear simple terms, and please limit your comments to three minutes.
3. If someone else has already stated the concern, but you have something else to add to the concern already expressed, then please raise your hand to be recognized; however, due to time constraints, the Chair may limit participation to once per owner.
4. Please don't interrupt others while they are speaking.
5. Maintenance related items are to be directed to the community association manager. (Open Forum is not the appropriate time to report maintenance items.)
6. Please realize that while Open Forum is a time for you to express an opinion or concern to the Board, you may not receive an immediate response or decision. The Board will take your concerns into consideration, but may not necessarily act upon them at the meeting, unless the concern is vital to an agenda item discussion.
7. If you would like an item to be considered by the Board to be a future agenda for a decision, please submit your request or suggestion in writing via email or the website at least three weeks before the next regularly scheduled Board meeting. If you only wish to verbally address the Board, your written input can be received up until the day before the Board meeting. (Note: The Board may be unable to make decisions on items until they have completed the proper research and consider their findings.)
8. Anyone attending the meeting or addressing the board is requested to behave in a civil and adult manner. Negative behavior such as screaming, shouting, use of profanity, threats of violence against any person or their property will not be tolerated. Should this kind of behavior occur, a police report will be filed and the offending party will be asked to leave the meeting.

Understanding Board Meeting Conduct:

1. The Board meeting is a meeting of the Directors of the Corporation.
2. As homeowners, you have a vested interest in your community, and you elect the Board members to take care of those interests. Owners are welcome to attend the business portion of the meeting, but may not participate in the discussions or action taken by the Board.
3. Business matters come before the Board when a motion is made and seconded. Each motion has a discussion period before a vote is taken. This discussion is to take place only between the Board members (and management, if needed).
4. When discussion has been completed on the motion, the Board then votes on the motion before them.

Thank you for your cooperation and adherence to the Open Forum Policy.