

**REGULAR MEETING**  
**FEBRUARY 19, 2026, 6:00 PM**

St. Andrews Lounge at 1600 St. Andrews Drive, Moraga, CA

**DRAFT MINUTES**

I. CALL TO ORDER

President Bagai called the meeting to order at 6:02 PM. Attendance was as follows:

BOARD MEMBERS PRESENT:

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

STAFF PRESENT:

Christina French – Hokafonu, Assistant General Manager  
Teresa Belfanti, Director of Finance  
Stephanie Sena, Assistant HOA Manager

II. MINUTES APPROVAL – Regular Board Meeting

RESOLVED, to approve the amended minutes of the Board of Directors [Regular Meeting](#) on January 21, 2026, as presented with the Board of Directors.

Resolution 26-07 (9 approved, 3 abstentions, resolution passed)

RESOLVED, to approve the minutes of the [Annual General Meeting](#) on January 22, 2026, as presented with the Board of Directors.

Resolution 26-08 (9 approved, 3 abstentions, resolution passed)

The Board of Directors held a closed Executive Session meeting where minutes were taken on February 19, 2026. The topics discussed included member hearings, delinquent member accounts, personnel matters, contract matters and legal matters.

III. OPEN FORUM – President Bagai acknowledged those members in attendance and asked if anyone wished to address the Board on any items. One question was asked regarding the completeness of the informational packets Board members reviewed in preparation for the Board meeting. President Bagai responded that Board members receive complete financials and supporting details of agenda items to review prior to each meeting.

IV. MANAGEMENT REPORT

Christina French – Hokafonu, Assistant General Manager, provided highlights from the January 2026 Management Report on operations. The [report](#) includes monthly and year-to-date updates by each department.

- Financial Overview - January financial statements were shared with associated variances described by Teresa Belfanti, the Director of Finance. An update was provided relating to a corrected monthly budget to account for missing initiation fees.
- Payroll Expenses: An outstanding request was brought forward again relating to a detailed payroll report analysis on actuals year to year for comparison. Payroll is the largest expense category in the budget.
- Membership – Year to date membership sales was two for Golf Equity Membership and five for Swim/Tennis. There are 101 applicants on the Golf Equity waitlist and 220 applicants on the Swim/Tennis waitlist. Applicants at the top of the list had a wait of approximately four years.
- Capital Funds – Assistant General Manager, Christina French-Hokafonu updated the Board of Directors on the status of capital projects and reviewed the tracking reports on all three Capital accounts, Homeowners Association, Club Recreation and Capital Development. Reconciliation as requested at the January Meeting was distributed to the Board of Directors on Capital Replacement Club.
- Staffing - Open positions by departments were provided.

#### V. COMMITTEE REPORTS

Reports and updates were provided by Committee Liaisons for each Committee. Committee minutes are available on the website under the [Board and Committees section](#). Committees that did not meet in the month of February include the following: Ad Hoc Gov Docs, Aquatics, Green, Member Engagement & Communications Committee and Racquet Sports.

#### VI. FINANCIAL REPORT

##### A. Monthly Financial Statements

Board Member, Tony Tarrab and Director of Finance, Teresa Belfanti confirmed monthly financial statements were distributed and reviewed by the Board of Directors for January 2026.

##### B. Treasurer's Report

In Treasurer's absence, Director of Finance, Teresa Belfanti, reported the following cash balances:

Cash Balances as of 1/31/2026	
Operating Funds	\$2,299,442
Capital Replacement HOA	\$2,028,646
Capital Replacement Club	\$1,638,579
Development Fund	\$220,513
Recreation Area Fund	<u>\$3,508,305</u>
Total Funds	<u>\$9,695,485</u>

Delinquencies-- in the amount of \$71,786

Lien on APN 257-550-001, approved by the Board.

#### VII. NEW BUSINESS

##### A. New Committees' Discussions

##### a. Membership Engagement Committee Charter Approval

President, Ginger Bagai presented the draft Member Engagement Committee Charter for review with the Board of Directors. Discussions took place with the Board of Directors.

WHEREAS the Bylaws require Board approval of charters,

RESOLVED, to approve the proposed [Member Engagement Committee Charter](#) effective immediately as presented to the Board of Directors  
Resolution 26-09 (Passed Unanimously)

b. Ad Hoc Clubhouse Improvement Committee Charter Approval

President, Ginger Bagai presented the draft Ad Hoc Clubhouse Improvement Committee Charter for review with the Board of Directors. Discussions took place.

WHEREAS the Bylaws require Board approval of charters,

RESOLVED, to approve the proposed [Ad Hoc Clubhouse Improvement Committee Charter](#) effective immediately as presented to the Board of Directors.  
Resolution 26-10 (Passed Unanimously)

c. Ad Hoc Clubhouse Improvement Committee Member Approvals

President, Ginger Bagai presented Becky Bruno, Kurt Piper and Anne Willcoxon to serve on the Ad Hoc Clubhouse Improvement Committee effective immediately. Discussions took place with the Board of Directors.

WHEREAS the Bylaws require Board approval of committee members,

RESOLVED, to approve the Becky Bruno, Kurt Piper and Anne Willcoxon to serve on the Ad Hoc Clubhouse Improvement Committee effective immediately as presented to the Board of Directors.  
Resolution 26-11 (11 approved, 1 abstention, resolution passed)

B. Membership

a. Membership Waitlist Policy - Adoption

Secretary, Lina Lee and Board Member, Maureen Freeman presented the proposed policy for managing membership waitlist queues. Discussions took place to establish and clarify the process to allow for the transfer of an existing membership to a different membership class (*for example, transfer Swim and Tennis Affiliate to Golf Equity Member*). The policy will be communicated by management to impact members on the waitlist.

WHEREAS the Bylaws require Board approval of club policies,

RESOLVED, to approve the [membership waitlist policy](#) effective immediately as presented to the Board of Directors.  
Resolution 26-12 (Passed Unanimously)

FURTHER RESOLVED, to pause membership changes from Swim and Tennis to Golf Equity for the remainder of 2026 as discussed with the Board of Directors.  
Resolution 26-13 (11 approved, 1 opposed, resolution passed)

b. Swim Team Affiliate Use Privileges - Adoption

Secretary, Lina Lee presented and discussed the current usage privileges under the Swim Team Affiliate Agreement including an overview of the Swim Team Affiliate Pilot program which was adopted on a trial basis in August 2024. With consideration of the high value of club membership exclusivity and facilities/services access, as well as the existing terms of the affiliate agreement, the Board of Directors did not propose any changes to or expansion of Swim Team Affiliate use or access privileges.

c. Membership Applications Approval

WHEREAS the Bylaws require Board approval of incoming members,

RESOLVED, to approve one Swim and Tennis Affiliate, B3266 as submitted to the Board of Directors.

Resolution 26-14 (Passed Unanimously)

C. Events

a. Expansion of Non-Member Monday Golf Tournaments – Discussions

The board continued discussions to consider expanding the number of outside golf tournaments played on Mondays (*when the course is typically closed*) from the current target of 10 events annually. The objective is income generation balanced by impact on facilities. Board President, Ginger Bagai and Assistant General Manager, Christina French - Hokafonu noted that a formal proposal will be provided to the Board of Directors for review at the March Meeting.

b. Expansion of Non-Member Outside Events – Discussions

The board continued discussions to consider allowing dining facilities to be rented for outside entity events. The current policy is member-sponsored events may be allowed to reserve dining facilities. The objective is income generation balanced by impact on members' access, usage and experience. Board President, Ginger Bagai and Assistant General Manager, Christina French - Hokafonu noted that a formal proposal will be provided to the Board of Directors for review at the March Meeting.

D. Amendment to Rules & Regulations H1.6 – Approval

President, Ginger Bagai and Board Member, Roger Topp discussed Rule H1.6 in the Rules and Regulations and the current implementation of the rule. Rule (H) Golf states:

*H1. GENERAL: The Director of Golf is responsible for enforcing rules, course usage, procedures, reservations, and adherence to USGA Guidelines. Exceptions are at the discretion of the Director of Golf. Members and Guests are required to know the rules of play, etiquette governing the game of golf and may not play ignorance of these regulations to the detriment of other members.*

...

*H1.6 Foursomes: Groups larger than Foursomes are not permitted on the course.*

As the Rules & Regulations were recently adopted following review by, and collaboration with, management and staff, potential rule revisions are deferred until the time as the Rules & Regulations are presented to the Board of Directors and the membership for updating. Current enforcement of H1.6 will remain as written and was referred to by management for

ensuring consistent implementation

E. Member Delinquencies

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

VIII. NEXT MEETING DATES

Thursday, March 19, 2026, Regular Meeting, 6:00 PM, Lounge

Monday, March 23, 2026, Board Retreat, 9:00 AM, Board Room

Thursday, April 16, 2026, Regular Meeting, 6:00 PM, Lounge

IX. ADJOURNMENT

At 7:53 PM the Regular Meeting was adjourned.

Prepared by Christina French-Hokafonu and Stephanie Sena  
February 19, 2026

Approved by the Board of Directors on March 19, 2026.

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Lina Lee, Secretary to the Board of Directors