

**REGULAR MEETING**

**APRIL 16, 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 6:08 PM. Attendance was as follows:

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

Edwin Lee

STAFF PRESENT:

Eric Jacobsen, General Manager  
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 minutes of the Board of Directors [Regular Meeting](#) on March 19, 2026, as presented with the Board of Directors.

Resolution 26-25 (passed unanimously)

The Board of Directors held a closed Executive Session meeting where minutes were taken on April 16, 2026. The topics discussed included two member hearings.

III. OPEN FORUM – President Lee acknowledged those members in attendance and asked if anyone wished to address the Board on any items. There were no Members in attendance wishing to address the Board.

IV. FINANCIAL REPORT

A. Monthly Financial Statements

Treasurer, Tony Tarrab and Director of Finance, Teresa Belfanti confirmed monthly financial statements were distributed and reviewed by the Board of Directors for March 2026. Clarifications were provided on the Club Revenue variances due to the previously identified error in the January financials. Variance reports were also provided for the Operating, Capital Replacement Club, Capital Replacement HOA, Capital Development and Recreation Funds.

## B. Treasurer's Report

Treasurer, Tony Tarrab, reported the following cash balances:

Cash Balances as of 3/31/2026	
Operating Funds	\$2,311,064
Capital Replacement HOA	\$1,901,191
Capital Replacement Club	\$1,614,071
Development Fund	\$205,072
Recreation Area Fund	<u>\$3,549,629</u>
Total Funds	\$9,581,027

Delinquencies-- in the amount of \$59,493

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

The Board of Directors agreed to have the Budget and Finance Committee review amounts to be set aside in Certificates of Deposit. Further discussions to take place at the upcoming meeting.

## V. MANAGEMENT REPORT

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

- Membership – Year to date membership sales was two for Golf Equity Membership and eight for Swim/Tennis. There are 98 applicants on the Golf Equity waitlist and 216 applicants on the Swim/Tennis waitlist. Applicants at the top of the list had a wait of approximately five years.
- Capital Funds – Assistant General Manager, Christina French-Hokafonu updated the Board of Directors on the status of capital projects with additional discussions on the delay for the Doral Pool and plans for the Augusta Pool. Further updates will be provided to the Board of Directors at future meetings.
- 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 March/April include the following: Ad Hoc Clubhouse Improvement, Aquatics, Member Engagement and Racquet Sports.

Additional discussions took place on the strategic visioning and goals for the Budget & Finance Committee as well as environmental stewardship discussions from the Green Committee and the need for two Swim and Tennis Affiliates to serve on the Member Engagement Committee.

## VI. NEW BUSINESS

## A. Non-Member Usage for USTA Teams – Discussions

Board Member and Racquet Sports Committee Chair, Chris Govea and Director of Racquet Sports, Thomas McGee presented a brief history and background information on the use of non-member tennis players in USTA Team Play for matches only. Discussions included the existing protection for

member exclusivity from the Racquet Sports Committee as well as the previous process of reciprocal club privileges for USTA Team Play and reviewing the prospective member waitlist for any potential USTA Tennis Players for open teams.

RESOLVED - to reaffirm practices as currently in place regarding non-member usage on USTA Team Play only with specific guardrails in place as established by the Racquet Sports Committee as discussed with the Board of Directors  
Resolution 26-26 Passed Unanimously)

B. Committees

a. Ad Hoc Annexation Committee Member – Approval  
President, Lina Lee presented Roger Topp to serve on the Ad Hoc Annexation Committee effective immediately in accordance with the Committee Charter. Discussions took place with the Board of Directors.

WHEREAS the Bylaws require Board approval of committee members,

RESOLVED - to approve Roger Topp to serve on the Ad Hoc Annexation Committee effective immediately as presented to the Board of Directors.  
Resolution 26-27 Passed Unanimously)

b. Ad Hoc Irrigation and Drainage Project Committee Member – Approvals  
Board Member and Ad Hoc Irrigation & Drainage Project Committee Chair, Jeff Raleigh presented Cathy Barbagallo, Paul Grafft, Matt Harrison, James Kim, Tony Tarrab, Roger Topp and Emily Wu to serve on the Ad Hoc Irrigation and Drainage Project Committee Charter effective immediately.

WHEREAS the Bylaws require Board approval of committee members,

RESOLVED – to approve Cathy Barbagallo, Paul Grafft, Matt Harrison, James Kim, Tony Tarrab, Roger Topp and Emily Wu to serve on the Ad Hoc Irrigation and Drainage Project Committee effective immediately as presented to the Board of Directors.  
Resolution 26-28 (Passed Unanimously)

c. Architectural Committee Member – Approval  
Board Member and Architectural Committee Chair, David Roth presented David Buckel to serve on the Architectural Committee effective immediately.

WHEREAS the Bylaws require Board approval of committees,

RESOLVED – to approve David Buckel to serve on the Architectural Committee effective immediately as presented to the Board of Directors.  
Resolution 26-29 (Passed Unanimously)

d. Budget & Finance Committee Charter Revisions – Approval  
Treasurer, Tony Tarrab, presented a draft Budget & Finance Committee Charter with revisions to the existing Charter. Discussions took place with the Board of Directors.

WHEREAS the Bylaws require Board approval of charters,

RESOLVED – to approve the proposed Budget & Finance Committee Charter effective immediately as presented to the Board of Directors.

Resolution 26-30 (Passed Unanimously)

C. Membership Application Approvals

WHEREAS the Bylaws require Board approval of incoming members.

RESOLVED, to approve one Golf Equity Member, A3199, as submitted to the Board of Directors.

Resolution 26-31 (Passed Unanimously)

RESOLVED, to approve two Swim and Tennis Affiliates, B3268 and B3269, as submitted to the Board of Directors.

Resolution 26-32 (Passed Unanimously)

D. Member Delinquencies

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

VII. NEXT MEETING DATES

Monday, April 20, 2026, Board Retreat, 1:00 PM, Board Room

Thursday, May 21, 2026, Regular Meeting, 6:00 PM, St. Andrews Lounge

Thursday, June 18, 2026, Regular Meeting, 6:00 PM, St. Andrews Lounge

VIII. ADJOURNMENT

At 7:20 PM the Regular Meeting was adjourned.

Prepared by Christina French-Hokafonu and Stephanie Sena

April 16, 2026

Approved by the Board of Directors on May 21, 2026.

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Maureen Freeman, Secretary to the Board of Directors