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
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
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	$3,549,629
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 three 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. The current target open date for the Doral pool is June 1.
  Further updates will be provided to the Board of Directors at future meetings.
- Staffing - Open positions by departments were provided.

VI. 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.

Budget & Finance: Additional discussions took place on the strategic visioning and goals for the Budget & Finance Committee

Green Committee: Additional discussions took place on environmental stewardship from the Green Committee

Member Engagement Committee: The board is seeking two additional Swim and Tennis

Affiliates to serve on the committee.

VII. 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 (9 approved, 2 opposed, Resolution Passed)

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.

VIII. NEXT MEETING DATES

Monday, April 20, 2026, Board Retreat, 1:00 PM, Board Room
Thursday, May 26, 2026, Regular Meeting, 6:00 PM, St. Andrews Lounge
Thursday, June 23, 2026, Regular Meeting, 6:00 PM, St. Andrews Lounge

IX. 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 26, 2026.

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Maureen Freeman, Secretary to the Board of Directors