

MORAGA COUNTRY CLUB • HOMEOWNERS ASSOCIATION
ARCHITECTURAL COMMITTEE

MINUTES OF THE MEETING

February 4, 2025, • 5:00 PM, Board Room

I. Call to Order – Establish Quorum

Chair, Tamara Bryan called the meeting to order at 5:04 PM. A quorum was established.

Members Present: Tamara Bryan, Judy Martine, Becky Bruno, Rob Becker, David Roth and Steve Cetrone

Absent Members: Sunun Faulkner, and Dave Buckel

Staff Present: Eric Jacobsen, Christina French - Hokafonu, and Stephanie Sena

II. Approval of Minutes – Minutes of the November 5, 2024 were approved unanimously.

III. Open Forum – None

IV. Old Business –

A. Architecture Rules

Brief updates were provided to the Committee on the status of the Architecture Committee Rules. The draft ARC Rules have been sent to the Associations Legal Counsel for review.

B. Renewal By Anderson Window Decision

Discussions took place regarding the reference emails that were received from other Homeowner's Association's that have worked with Renewal by Anderson. The Committee has decided not to allow the Anderson Renewal Windows to be used in the Community.

V. New Business

A. Fences 5' Zone

Discussions took place regarding the 5' fence zone insurance companies now have as a new requirement for homeowners in order to renew their home insurance policies. Slick fence and other material were discussed. The Committee will be scheduling a trip to see the newly installed fence off site.

B. 2025 Capital Replacement Updates

Christina updated the committee on the 2025 Capital Replacement project throughout the Community and Facilities including the Sea Pines sidewalk ramps, tennis court walkway and stairs, and golf cart parking.

C. Project Approvals

All the following projects were reviewed by the Committee during the weekly site visits for preliminary reviews and discussions.

- a. 756 Country Club – Landscape Trimming & Tree Removals

Discussions took place regarding the project request for landscape trimming & tree removals at 756 Country Club Drive.

b. 14 Doral – Build Deck & Stairs- Repair Concrete Wall & Patio

Discussions took place regarding the project request to build a concrete deck & stairs, repair concrete wall & patio at 14 Doral Drive with the following conditions: Replaced siding to match existing and be painted body color of home

c. 1807 St. Andrews Drive – Deck Expansion/replacement & New Railings

Discussions took place regarding the project request for deck expansion/replacement & new railings at 1807 St. Andrews Drive. The Committee had concerns regarding the Y braces. Waiting to hear back from the homeowner on more details.

A motion was made, seconded, and passed unanimously to approve project b as submitted and discussed with the Committee with the proposed conditions.

D. 2025 Committee Changes

Discussions took place regarding the Committee changes. Mark and Meg retiring, Steve, Tamara and Dave termed out and will no longer be on the Committee.

- VI. **HOA REPORT** – We currently have 51 open ARC projects throughout the community. Our average cycle time for processing HOA work orders is up from 22.7 in October to 40.2 in February with 26 work orders closed over the last month. There are currently 17 homeowners either violating the CCRs or having areas at their home in a state of disrepair, communication has been sent to remedy the issue.

Building Maintenance – We have 1 for walkways and driveways, 2 work orders for stucco / siding issues and 2 work orders for miscellaneous items. With a total of 5 open work orders. Due to the issues we had with the previous siding company, there are still 13 homes needing to be painted for the 2024 painting schedule. Brother's inspection is scheduled February 6th to perform the inspections for the 2025 paint schedule and repairs will be scheduled as appropriate. The 2025 Walkway/Driveway work has been scheduled. Once the detailed schedule is received, all homeowners on the 2025 Walkway/Driveway list will be communicated with.

Landscape Maintenance - Jon and the team continue to replace the anti-siphon valves as part of HOA Infrastructure Project and the irrigation system in general was turned on prior to the rain we are scheduled to receive. Winter Clean Up on VDitches is ongoing and will continue through the Winter months. Arborwell SavaTree has been onsite performing tree maintenance work since the end of January and will be here through April to work on Zones 13-24. 10 work orders pending for general maintenance, 2 work orders pending for irrigation repairs, and 6 work orders for tree pruning and trimming requests. With a total of 18 open work orders.

- VII. **Board Liaison Report** – Tamara Bryan updated the committee on recent items discussed by the Board of Directors including the Board Election and results.

- IX. **Requested Board Action** – None.

X. **Next Meeting** – Tuesday, March 4, 2025, at 5:00 PM, Board Room

XI. **Adjournment** – The meeting was adjourned at 5:58 PM.

Minutes Prepared by Stephanie Sena

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