

Moraga Country Club Homeowners' Association
A California Corporation
DRAFT MINUTES

I. CALL TO ORDER

The Regular Meeting of the Moraga Country Club Board of Directors was convened on Thursday, March 20, 2025. The meeting took place in the Lounge at 1600 St. Andrews Drive, Moraga, CA 94556. President Hamlin called the meeting to order at 6:00 PM. Attendance was as follows:

BOARD MEMBERS PRESENT:

Ginger Bagai, Vice President
Becky Bruno
LJ D'Iorio, Treasurer
Maureen Freeman
Chris Govea
Bill Hamlin, President
Edwin Lee
Jeff Raleigh
Roger Topp, Golf Equity Rep

BOARD MEMBERS ABSENT:

Lina Lee, Secretary
Ralph Nefdt

STAFF PRESENT:

Eric Jacobsen, General Manager/COO
Christina French – Hokafonu, Assistant General Manager, CAMEX, CCAM – LS.HR.PM.ND.AA.LM., CAFM
Teresa Belfanti, Director of Finance
Stephanie Sena, Assistant HOA Manager, CCAM-LS.LM.

II. MINUTE APPROVAL – Regular Board Meeting

RESOLVED, to approve the amended minutes of the Board of Directors Regular Meeting on March 20, 2025, as presented with the Board of Directors.
Resolution 25-16 (Passed, 1 abstention)

The Board of Directors held an Executive Session meeting where minutes were taken on March 20, 2025. Topics discussed included delinquent member accounts, personnel matters, contract matters, and legal matters.

III. OPEN FORUM – President Hamlin acknowledged those members in attendance and asked if anyone wished to address the Board on any items. Comments were made regarding the following items: excitement for the final 28-day comment period of the Architecture Rules and questions on the release date of the final draft. Additional comments were made regarding ongoing concerns for fire safety and general enforcement of fire safety within Homeowner Maintained Areas and the need for education on this area. President Hamlin informed the member in attendance that the comments were taken under advisement, and current review is underway with the Board of Directors on fire safety and potential risks included.

IV. MANAGEMENT REPORT

Eric Jacobsen, General Manager, reported on Operations.

- Financial Overview - The month of February was shared with updates within revenues and expenses with associated variances described by Teresa Belfanti the Director of Finance.
- Membership – Sales report was provided as well as a breakdown of additions to the current waitlists during the month of March.
- Food and Beverage – Updates on overall sale and revenue numbers for both dining outlets.
- Golf Ops & Course Maintenance–Updates on rounds for the month of February were provided with continuous great weather conditions.
- Fitness - Fitness usage and class participation were provided for the month of February.
- Tennis & Pickleball – Additional updates were provided on the recent programming / clinics for the month.
- HOA – Updates were provided on Homeowner work orders and miscellaneous projects.
- Capital Funds - Capital Fund reports on all three Capital accounts, Homeowners Association, Club Recreation and Capital Development were provided by Christina French-Hokafonu, Assistant General Manager.
- Staffing - Open positions were reported.
- Metrics – Various metrics were provided to the Board on staffing, membership sales reports, and F&B covers for to-go, a la carte and retail wine sales.

V. COMMITTEE REPORTS

Reports and updates were provided by Committee Liaisons. Committee minutes are available on the website under the Board and Committees section. The following Committees did not meet in February: Aquatics, Audit, Racquet Sports, NEB and Ad Hoc Governing Documents.

Additional updates took place regarding the recent projects that the Architecture Committee approves as well as the creation of subject matter experts within the Committee Members, for specific recurring Architecture Committee Approval projects and updates from the Budget & Finance Committee as noted in their minutes. Additional comments were provided on current projects with the Green Committee as well as updates from the Member Engagement & Programming Committee on the recent launch of the Member Engagement alias and ways to engage members more with surveys and gaining feedback.

VI. FINANCIAL REPORT

A. Monthly Financial Statements

Treasurer, LJ D'Iorio, confirmed monthly financial statements were distributed and reviewed by the Board of Directors for February 2025.

B. Treasurer's Report

Treasurer, LJ D'Iorio, reported the following cash balances:

Cash Balances as of 2/28/2025	
Operating Funds	\$2,121,598
Capital Replacement HOA	\$2,412,517
Capital Replacement Club	\$1,754,493
Development Fund	\$259,622
Recreation Area Fund	<u>\$3,061,922</u>
Total Funds	\$9,610,152

Delinquencies-- in the amount of \$57,431
Lien on APN 257-550-001, approved by the Board.

VII. NEW BUSINESS

A. 2025 Committee Member Approvals

President, Bill Hamlin, presented the list of committee members for 2025 as shown on Exhibit A and discussions took place on the proposed Committee Members.

WHEREAS the Bylaws require Board approval of Committee Members,

RESOLVED - to approve the 2025 Committee Members as outlined in Exhibit A and discussed with the Board of Directors.

Resolution 25-17 (Passed Unanimously).

B. Recreation Satisfaction Survey Approval

Vice President, Ginger Bagai presented the updated Recreation Satisfaction Survey for approvals as a recommendation from the Member Engagement & Programming Committee. Discussions took place with the Board of directors on the draft survey and proposed a few additional changes.

WHEREAS the Bylaws require Board approval of Committee Chairs,

RESOLVED - to approve the draft Recreation Satisfaction Survey as amended and discussed with the Board of Directors.

Resolution 25-18 (Passed Unanimously)

C. Member Engagement & Communications Charter Approval

Vice President and Member Engagement & Programming Committee Chair, Ginger Bagai has tabled the red-lined draft Charter until the April Meeting.

D. Architectural Rules Final 28-Day Comment Period Approval

Vice President and Governing Documents Committee Chair, Ginger Bagai, presented the final draft of the Architectural Rules for a final 28-day comment period for the Owner Members. Discussions took place with the Board of Directors.

RESOLVED, to extend the final 28-day Owner Member Comment Period of the Architectural Rules to conclude on April 22nd, 2025, as presented and discussed with the Board of Directors.

Resolution 25-19 (Passed Unanimously).

E. Membership Application Approvals

WHEREAS the Bylaws require Board approval of incoming members,

RESOLVED, to approve two Swim and Tennis Affiliates, B3250 and B3251, as presented to the Board of Directors.

Resolution 25-20 (Passed Unanimously).

F. Member Delinquencies

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

VIII. NEXT MEETING DATES

Thursday, April 17, 2025, Regular Meeting, 6:00 PM, St. Andrews Lounge
Thursday, May 15, 2025, Regular Meeting, 6:00 PM, St. Andrews Lounge
Thursday, June 19, 2025, Regular Meeting, 6:00 PM, St. Andrews Lounge

IX. ADJOURNMENT

At 7:03 PM the Regular Meeting was adjourned.

Prepared by Christina French-Hokafonu
March 20, 2025

Approved by the Board of Directors on April 17, 2025.

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Lina Lee, Secretary to the Board of Directors

Exhibit A**COMMITTEE LIST
2025****AQUATICS COMMITTEE**

Lina Lee, Chair & Liaison HO
Jamie Griffith, EQ
Karen Humphreys, HO
Joel Morgan, ST
Kim Prast, EQ
Stephanie Williams, ST

ARCHITECTURE COMMITTEE

Becky Bruno, Chair & Liaison HO
Rob Becker, HO
Sunun Faulkner, HO
Judy Martine, HO
David Roth, HO

AUDIT COMMITTEE

Ralph Nefdt, Chair & Liaison HO
Steve Smith, HO
Dan Salah, EQ
Chris Toohey, EQ

BUDGET & FINANCE COMMITTEE

LJ D'Iorio, Chair & Liaison HO
Mike Crist, HO
Mike Fafoutis, HO
Nick Gerostathos, EQ
Herb Gindy, HO
Nancy Hom, EQ
Cathy Oden, HO
Brandt Severson, HO
Tony Tarrab, HO

GREEN COMMITTEE

Roger Topp, Chair & Liaison EQ
Scott Champion, EQ
LJ Diorio, HO
Diane Donnelly, HO
Chris Hoff, MGA Rep, EQ
Fran Gentry, Niner Rep, HO
Cathy Barbagallo, MWGA Rep, EQ
Jon Ranstrom, EQ
Tom Roberts, SMGA Rep, HO
Jeff Walker, EQ

**MEMBER ENGAGEMENT &
PROGRAMMING COMMITTEE -**

Ginger Bagai, Chair & Liaison, HO
Barrett Fallentine, EQ
Sunun Faulkner, HO
Melissa Foxworthy, ST
Kurt Piper, HO
Jeff Raleigh, HO
David Roth, HO
Helena Singelstad, EQ
Lisa Tabak, HO
Nancy Wenck, HO

RACQUET SPORTS COMMITTEE

Chris Govea, Chair & Liaison HO
Mai Angsupanich, ST
Jill Austin, ST
Dave Edson, ST
Molly Lenz, HO
Susan Levy, ST
Brandon McKulla, EQ
Ermina Santaguida, EQ
Brian Seaman, ST
Lucy Sponsler, HO
Ashley McLin, HO

AD HOC GOV DOCS

Ginger Bagai, Chair & Liaison HO
Becky Bruno, HO
Maureen Freeman, HO
Tamara Bryan, HO
Anne Willcoxon, HO