

Moraga Country Club Homeowners' Association  
A California Corporation  
**MINUTES**

I. CALL TO ORDER

An Executive Session of the Moraga Country Club Board of Directors was held on Thursday, August 21, 2025. The meeting took place in the Board Room at 1600 St. Andrews Drive, Moraga, CA 94556. Vice President Raleigh called the meeting to order at 5:00 PM. Attendance was as follows:

BOARD MEMBERS PRESENT:

Becky Bruno  
LJ D'Iorio, Treasurer  
Maureen Freeman  
Chris Govea  
Lina Lee, Secretary  
Ralph Nefdt  
Jeff Raleigh, Vice President  
Roger Topp, Golf Equity Rep

BOARD MEMBERS ABSENT:

Ginger Bagai, President  
Edwin Lee  
Matt Rei

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

II. MINUTE APPROVAL

RESOLVED, to approve the minutes of the Board of Directors Executive Session on July 17, 2025.  
Resolution 25-08 ES (Passed Unanimously)

III. DELINQUENT ACCOUNT REPORT

A summarized report was distributed by the Director of Finance, and the Board discussed the status of the delinquent accounts. Updates took place on the lien process for one ongoing delinquent account and the appropriate next steps to collect the funds.

IV. LEGAL MATTERS

The Board discussed legal matters pertaining to the Association including updates on the previous wrongful eviction between a previous tenant and homeowner, as well as updates on the ongoing lawsuit regarding a good neighboring fence and a lawsuit regarding a trip and fall on Moraga Way.

V. CONTRACT MATTERS

The Board discussed contracts relating to the Association including a drainage contract with J's Modern Landscape for 1938 St. Andrews Drive – 826 Augusta Drive. Discussions also took place on the HOA Infrastructure Loan with JPMorgan Chase and recent closure of the loan of \$5.4 Million from the original \$7 Million Construction Loan. Follow up discussions will take place at upcoming meetings. Additional contract matters discussed included a follow up from last month on the Doral Pool contract specifically relating to the potential installation of a restroom, this also included contracts for the Augusta Pool restroom. Further discussions will take place in the open session regarding the

scope of work for each pool. Lastly, discussions took place on the recently signed Audit Engagement Letter with Levy, Erlanger for the 2025 Audited Financials.

RESOLVED, to approve the contract with Levy, Erlanger for the 2025 Annual Audited Financial Statements as discussed with the Board of Directors.

Resolution 25-09 ES (7 approved, 1 opposed, motion carries)

VI. PERSONNEL MATTERS

The Board discussed personnel matters relating to the recent separation of employment with Brice Gianotti, the Food and Beverage Director and interviews are underway for a new Food and Beverage Director.

VII. ADJOURNMENT – The Executive Session was adjourned at 5:48 PM.

Prepared by Christina French-Hokafonu on August 21, 2025.

Approved by the Board of Directors on September 18, 2025

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Lina Lee, Secretary to the Board of Directors

Date