

RUDGEAR ESTATES HOMEOWNER ASSOCIATION
BOARD MEETING AGENDA - THURSDAY, MAY 16, 2019 - 7:00 P.M.
ST. LUKE'S LUTHERAN CHURCH - 2491 SAN MIGUEL DRIVE, WALNUT CREEK, CA

PLEASE NOTE THE NEW STARTING TIME FOR THE MEETING – 7:00 P.M.

Please be advised that, per SB563, a piece of legislation that became effective 1/1/12, the Board of Directors cannot discuss, or make a decision on, any item that is not already on the published Board meeting agenda. This includes new items that are raised by homeowners at a meeting.

The Board welcomes all Rudgear Estates homeowners to its regular Board meetings and encourages questions and concerns. Please note, however, that the Board may have to place new items on an agenda for a future meeting if they are not already on the published agenda for this meeting. The Board reserves the right to adjust the order of the agenda without prior notice. Thank you for your understanding.

The Board reserves the right to modify the order of the agenda at the meeting.

1. Call to Order
 2. Homeowner Comments/Questions from the Floor
 - a. Board Comment on Homeowner Comments/Concerns from the Floor
 - b. Refer New Homeowner Comments/Concerns to a Future Meeting – If Any
 3. Approval of the Minutes of the April 18, 2019 Regular Meeting - pg 2-7
 4. Management Report (Will be Discussed at the Appropriate Time on the Agenda) – pg 8-11
 5. Committee Reports and Action Items:
 - a. RV Lot Issues
 1. Committee Report – If Any
 2. Other RV Issues, If Any
 - b. Pool and Pool Area Issues
 1. Pool Committee/Manager Report – If Any
 2. Pool Committee Recommendations to Board – If Any
 3. Pool/Pool Area Maintenance – If Any
 4. Suggestion to Explore Sharing Pool with Rudgear Meadows – Update
 5. Discussion about Diving Board - Update
 6. Other Pool Issues, If Any
 - c. REST Issues
 1. Liaison Report
 2. REST Action Items
 - a. Gate Access Procedure
 3. Other REST Items, If Any
 - d. Finance Issues
 1. April 2019 Financials – Separate Document
 2. EBMUD Fee Increase Information – pg 12-15
 3. Collections/Liens – pg 16-18
 4. 2018 Year-End Financial Report – Update
 5. Discuss Possible RV Lot Fees for 2020 – pg 19
 6. Other Financials Issues – If Any
 - e. Architectural Issues
 1. Committee Report
 2. Review 2018 & 2019 Architectural Logs – pg 20-21
 3. Architectural Appeal Decision – 2124 Abington – Update – pg 22-28
 4. Other Architectural Issues – If Any
 - f. Landscape Issues
 1. Date of Next Walk
 2. General Landscape Bids – If Any
 3. Other Landscape Issues – If Any
 - g. Hillside Issues – Update
 - h. Weed Abatement Project – Update – pg 29
 - i. General Maintenance Issues
 - a. 1391 Whitecliff Way – pg 30-37
 - j. Insurance Issues/Fallen Tree Branch Claim – Update
 - k. Newsletter – Update
 - l. Miscellaneous Items
 1. Email Address Report – Separate Insert
 2. Miscellaneous Correspondence – pg 38-40
6. Executive Session – If Needed
 - a. Hearings/Member Discipline Issues – If Any
 - b. Collection Issues – If Any
 - c. Contractual Issues – Separate Insert
 - d. Personnel Issues – If Any
 - e. Legal Issues – If Any
7. Adjourn

The Board meets on the third Thursday of each month, with the exception of August and December. The next Board business meeting is scheduled to be held Thursday, June 20, 2019.