

SRSSOA BOARD MEETING MINUTES

June 7th, 2025

The meeting was called to order by the President at 0830.

Attendance includes all current SRSSOA Board Members: Rajeev, at-large member, Pam, VP, and Larry, Pres. Additionally, the Board invited members from the gated communities of Boulders at Sonoma (B@S) and Boulders on the Green (BOG). In attendance were: from B@S- Steve M., James V., Bruce, and Bob; from BOG, Margaret L..

Old Business

1. Past meeting minutes: First order of business was to approve minutes from the past Board meeting on March 15, 2025. Motion to approve, was seconded and passed.
2. Letters: Letters sent to residents in non-compliance of covenants regarding improperly stored trailers, were discussed. In general, letter recipients have responded positively. It was noted by VP Pam that a previous recipient for a blocking RV trailer, was again in non compliance.
3. Landscaping: Past issues have been addressed with Extreme. Extreme management has been receptive to the HOA's request for consistent communication and response to irrigation leaks/issues. More importantly for the HOA, Extreme has been able to complete repairs during regularly scheduled maintenance (ie. no additional cost to the HOA). SRSSOA received an inquiry from BOG management requesting attention to shrubs that are obscuring line of sight for pedestrians and bicyclists as BOG residents exit the gated entrance onto Sonoma Ranch Blvd. Extreme was notified and the shrubs were pruned back the next day.
4. Other: HOA President, set up a new Facebook Group for "Sonoma Ranch South HOA". This was promoted, along with the Community Garage Sale Event that was planned for May 24th, on the Facebook Group page for "Sonoma Ranch Residents", Craigslist, and Facebook Market Place. Reports from residents and shoppers indicate the Community Garage Sale was successful for those who participated.
5. Other more: The Board is still looking into re-branding the HOA website to make it more intuitive for residents to access. This process is on-going.

New Business

1. Golf Course Concerns: The Boards (or representatives) for all 3 HOA's that comprise the Sonoma Ranch South (SRS) Community, convened to present a united front for planning discussions or written communication, regarding upkeep and maintenance of areas that border residents or public spaces within the SRS.

Golf Course cont'd :Multiple issues were listed by attendees including weed and yard waste accumulations, dirt and overflow of water onto public sidewalks and streets, and lack of concern for reported issues to Golf Course Management (GCM). Past attempts to contact GCM either directly or through involvement by City Codes and Enforcement have met with mixed results. The Board(s) have suggested sending letters to both GCM, and the GCM OWNERS, with a list of concerns and a request to meet in person with the owners. Additionally, the Board(s) have agreed to schedule a meeting with City Codes and Enforcement to determine what public borders are City v. GCM responsibility. It was mentioned by B@S Pres. Steve M., that prior to the current GCM, there were agreements in place in the covenants. SRSSOA VP Pam to draft letter to GCM and GCM owners; SRSSOA Pres. to arrange for meeting with City Codes and Enforcement.

2. Complaint letters/ contact form inquiries: It was noted that since the introduction of the new Sonoma Ranch South HOA Group page on Facebook, and promotion of the Community Garage Sale, many residents outside of our HOA community have been using the website contact form to enlist help with neighborhood issues and complaints. SRSSOA management have been redirecting these individuals as appropriate.
3. Facebook/Social Media Content Monitoring: The Board has approached Thoughtwell for help with Social Media set-up and content management. Board Member Rajeev will be contacting Thoughtwell for initiating the project scope of work. The Board would prefer to initiate a probationary contract spanning 3 months and then re-evaluate cost v. benefits to HOA residents.
4. Other: SRSSOA Board agreed to discuss with a lawyer, enforcement options and/or policy creations that would enhance enforcement efforts and collection of fines, for egregious covenant non-compliance. VP Pam to investigate appropriate attorneys for this endeavor. It was discussed and decided that email communications with the residents at BOG and B@S, would be through the respective Boards and not directly with the residents in these communities. Lastly, letters to be sent to 3 residents for covenant violations by SRSSOA management.

This concludes the business conducted at the June 7th, 2025 meeting held at Sunset Grill. The meeting was adjourned at 10am.

Minutes submitted by the Board to be approved at the next quarterly meeting, tentatively set for September 13, 2025.