



**Sunnerset at Brentwood III Homeowners Association
January 16, 2025, 12:30 PM
1581 Regent Drive, Brentwood CA 94513**

Executive Session Agenda

Pre-Session Committee Conference – 12:00 PM

1. **Call Meeting to Order – 12:30 PM**
2. Executive Session Minutes – December 19, 2024
3. Disciplinary Matters/Concerns
4. Delinquent Accounts
5. Legal Matters
6. Contracts
7. Personnel Matters
8. Adjourn

Board Meeting Agenda

1. **Call Meeting to Order – 2:00 PM**
2. Homeowners Forum
3. Announcements
4. Board Meeting Minutes – December 19, 2024
5. Financials | November 2024
 - a. Balance Sheet
 - b. Bank Reconciliation
 - c. Operating Accounts
 - d. Reserve and CIF Accounts
 - e. Investments
 - f. Delinquent Accounts
6. Unfinished Business:
 - a. Rules Changes
 - b. AGO Sensor Loop Replacement
 - c. Clubhouse Flat Roof Replacement
 - d. Clubhouse Ceiling Repair
7. New Business:
 - a. Appoint Nominating Committee – Linda Wenster as the Required Board Member, Tom Moran, and Debbie Anthony as Resident Members
 - b. Recertify Clubs and Appoint Members as Un-paid Volunteers
 - c. Appoint Committee Members and SCAMPS as Un-paid Volunteers
 - d. Appoint Certified Bar Tenders as Un-Paid Volunteers
 - e. Reviewing Bids on 3-Year Tree Care Plan