

**Summerset at Brentwood III Association  
Board Meeting Minutes  
Clubhouse  
Thursday, June 19, 2025**

**Board Members Present:** Richard Marrs, President; John Pluff, Vice President; Jeanne Bennett, Secretary; Michelle Pitts, Treasurer; Steve Asmann, Member at Large.

**Board Members Absent:**

**Staff Present:** Christine Alfaro & Stephanie Newberry, Collins Management Company.

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**Call Order** - R. Marrs called the Meeting of the Summerset at Brentwood III Homeowners Association Board of Directors to order at 2:28 PM.

**Appoint Board Members by Acclamation** – John Pluff & Michelle Pitts were elected by acclamation.

**Appoint Board Member to Vacancy** – Richard Marrs was appointed to fill Linda Wenster’s position for the remainder of the term, ending June 19, 2026.

**Appoint Officers** – Richard Marrs as President, John Pluff as Vice President, Jeanne Bennett as Secretary, Michelle Pitts as Treasurer, and Steve Asmann as the Member at Large.

**Homeowner Forum** – The following topics were brought up for discussion:

- The gate supervisor reported that most frequent speeders are residents. He also referenced a tragic incident in Discovery Bay where a gate attendant was killed, emphasizing the seriousness of the issue.
- A resident suggested taking photos of speeding vehicles and sending warning letters to the offenders.
- Another homeowner asked if a softer speed bump could be considered.

**Committee & Club Updates:**

- R. Marrs provided an update on upcoming events and Board activities.
  - Committees – RAC, ARC, FAC, Pool, Tech, LIC, GC, Gates, others?
  - Clubs – Social, Kare Bears, SCAMPS, Bocce, Tennis, Veterans, Poker, others?

Kare Bears – Presented Richard Marrs with a Certificate of Appreciation.

Seams to Help – Announced they have sent over 2,000 pillowcases to troops overseas.

Garden Club – Next meeting is scheduled for Tuesday at 10:00 AM.

SCAMPS – Continues to seek volunteers.

Bocce Club – Dan Pitts is now serving as President following Michelle’s resignation, as she now holds a position on the Board.

J. Bennett announced the Summerset III Website is now live and accessible to residents.

The Board expressed their gratitude to Linda Wenster and Mike Clements for their service and contributions during their time on the Board.

**12-Month Review** – The Board reviewed specific projects completed throughout the association over the past 12 months. This included updates on the clubhouse, pool, streets, gatehouse and gates, landscaping, bocce ball courts, liquor license, association insurances, governing documents, directors, and website, as well as ongoing activities that will continue moving forward.

**Minutes** – J. Bennett motioned to approve the Board Meeting Minutes from May 15, 2025, as amended. M. Pitts seconded the motion, and the motion passed unanimously.

**Financials** – The Board reviewed the April & May 2025 Financial Statements, Reconciled Bank Statements, and past-due accounts at the next meeting.

**Unfinished Business: None**

**New Business: None**

**Adjourn** – The Board adjourned the Board Meeting at 3:46 PM. The next regular Board Meeting will be held on July 17, 2025, at 2:00 PM.

**Executive Session** – The Board met from 12:15 PM – 1:56 PM in Executive Session to approve Executive Session Minutes, review contracts, resident concerns, and disciplinary matters.

**BOARD CERTIFICATION**

I, Jeanne Bennett, Secretary of the Summerset at Brentwood III Homeowners Association do hereby certify the foregoing is a true and correct copy of the Minutes of the Summerset at Brentwood III Association Board of Directors Meeting held on June 19, 2025, as approved by the Board Members in attendance of the meeting.

Signed by:  
  
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Signature

July 17, 2025

Date