



Sunnerset at Brentwood III Homeowners Association
August 28, 2025, 12:00 PM
1581 Regent Drive, Brentwood, CA 94513

Executive Session Agenda

1. **Call Meeting to Order – 12:00 PM**
2. Executive Session Minutes – July 17 & July 21, 2025
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. Board Resignation/Appointment
3. Homeowners Forum
4. Committees & Club Reports:
 - a. Committees – RAC, ARC, FAC, Pool, Tech, LIC, GC, Gates, others?
 - b. Clubs – Social, Kare Bears, SCAMPS, Bocce, Tennis, Veterans, Poker, others?
5. Announcements
6. Board Meeting Minutes – July 17, 2025
7. Financials | August 2025
 - a. Balance Sheet
 - b. Bank Reconciliation
 - c. Operating Accounts
 - d. Reserve and CIF Accounts
 - e. Investments
 - f. Delinquent Accounts
 - g. Draft 2026 Budget
 - h. Draft 2026 Reserve Study / Funding Update
 - i. Authorization to Record Notice of Delinquent Assessment – File # 25-12814
8. Unfinished Business:
 - a. Rule Changes 2.1.5,8.1.6,9.2.2 – Approve 9.2.2 Change
 - b. Landscape Care & Maintenance Contract
 - c. Tennis Court Easement
 - d. Ad Hoc Traffic Safety Committee
 - e.
9. New Business:

- a. ARC Member Appointments
- b. Clubhouse HVAC Repair & Replacement
- c. Tennis Court Windscreen
- d. RPS Asphalt Proposals – Large Crack Repair and Street Stripping
- e. Clubhouse Exterior – Sticco Crack Repair and Painting
- f. Bocce Courts – Golf Carts Ballard Extensions

10. Adjourn