



Sunnset at Brentwood III Homeowners Association
July 17, 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 – June 19, 2025
3. Emergency Board Meeting Minutes – July 1, 2025
4. Disciplinary Matters/Concerns
5. Delinquent Accounts
6. Legal Matters
7. Contracts
8. Personnel Matters
9. Adjourn

Board Meeting Agenda

1. **Call Meeting to Order – 2:00 PM**
2. Homeowners Forum
3. 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?
4. Announcements
5. Annual & Board Meeting Minutes – June 19, 2025
6. Board Transition Meeting Minutes – June 26, 2025
7. Financials | June 2025
 - a. Balance Sheet
 - b. Bank Reconciliation
 - c. Operating Accounts
 - d. Reserve and CIF Accounts
 - e. Investments
 - f. Delinquent Accounts
8. Unfinished Business:
 - a. Rule Changes 2.1.5,8.1.6,9.2.2
 - b. Landscape Care & Maintenance Contract
 - c. Gatehouse and Gates Safety
 - d. Tennis Court Easement
 - e. Comcast Contract
9. New Business:
 - a. Committee Resignations & Appointments
 - b. Board Appointments

c. Policies & Procedures

10. Adjourn