



Sunnerset at Brentwood III Homeowners Association
October 16, 2025, 1:00 PM
1581 Regent Drive, Brentwood, CA 94513

Executive Session Agenda

1. **Call Meeting to Order – 1:00 PM**
2. Executive Session Minutes – September 18, 2025
3. Disciplinary Matters/Concerns
4. Delinquent Accounts
 - a. Authorization to Proceed – APN # 010-520-090-1
5. Legal Matters
6. Contracts
7. Personnel Matters
8. Adjourn

Board Meeting Agenda

1. **Call Meeting to Order – 3:00 PM**
2. Homeowners Forum
3. Committees & Club Reports:
 - a. Committees – RAC, ARC, FAC, TSC, Pool, Tech, LIC, GC, Gates
 - b. Clubs – Social, Kare Bears, Garden Club, SCAMPS, Bocce, Tennis, Veterans, Poker, others?
4. Announcements
5. Board Meeting Minutes – September 18, 2025
6. Financials | September 2025
 - a. Balance Sheet
 - b. Bank Reconciliation
 - c. Operating Accounts
 - d. Reserve and CIF Accounts
 - e. Investments
 - f. Delinquent Accounts
7. Unfinished Business:
 - a. Rule Changes– Approve 9.2.2 and Election Rules addendum Section 5.4 for Electronic Voting
 - b. Landscape Care & Maintenance/Improvements Contract
 - c. Tennis Court Easement - Update
 - d. Tennis Court Windscreen
 - e. Election Rules
 - f. Clubhouse Exterior – Stucco Crack Repair and Painting
 - g. HVAC Maintenance Proposal
 - h. Pool Upgrade in 2026
8. New Business:

- a. Clubhouse Exterior Monitoring System
 - b. Paddington Windows
9. Adjourn