



Sunnerset at Brentwood III Homeowners Association
September 18, 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 – August 28, 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 – 3:00 PM**
2. Board Resignation/Appointment
3. Homeowners Forum
4. 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?
5. Announcements
6. Board Meeting Minutes – August 28, 2025
7. Financials | September 2025
 - a. Balance Sheet
 - b. Bank Reconciliation
 - c. Operating Accounts
 - d. Reserve and CIF Accounts
 - e. Investments
 - f. Delinquent Accounts
 - g. 2026 Budget
 - h. 2026 Reserve Study / Funding Update
8. Unfinished Business:
 - a. Rule Changes– Approve 9.2.2 Change
 - b. Landscape Care & Maintenance Contract
 - c. Tennis Court Easement
 - d. Tennis Court Windscreen
 - e. Bocce Courts – Golf Carts Ballard Extensions
 - f. Election Rules
 - g. Clubhouse Exterior – Stucco Crack Repair and Painting

9. New Business:

- a. RPS Asphalt Proposals – Large Crack Repair and Street Stripping
- b. Fairview HVAC Maintenance Proposal
- c. Fairview CH Thermostat Proposal
- d. CH Refrigerator Replacement
- e. Pool Upgrade

10. Adjourn