



**Sunnset at Brentwood III Homeowners Association
December 18, 2025, 1:00 PM
1581 Regent Drive, Brentwood, CA 94513**

Executive Session Agenda

1. **Call Meeting to Order – 1:00 PM**
2. Briefing by Tom Mora and Dana Winter on RAC Project
3. Executive Session Minutes – November 10 and 17, 2025
4. Disciplinary Matters/Concerns/Homeowners Request
5. Delinquent Accounts
6. Legal Matters
7. Contracts
8. Personnel Matters
9. 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 – November 17, 2025
6. Financials | November 2025
 - a. Balance Sheet
 - b. Bank Reconciliation
 - c. Operating Accounts
 - d. Reserve and CIF Accounts
 - e. Investments
 - f. Delinquent Accounts
7. Unfinished Business:
 - a. RAC Nominations
 - b. Rule Changes for 28-day Review – Election Rules, Fines & Enforcement Policy, Rule 9.2.2
 - c. Tennis Court Easement - Update
 - d. Clubhouse Exterior Monitoring System
 - e. Automatic Door Proposal
 - f. TSC - Update
8. New Business:
 - a. Adopt Board Executive Committee Resolution
 - b. Landscape Proposal - Trees
9. Adjourn