



Sunnerset at Brentwood III Homeowners Association

March 19, 2026, 1:00 PM

1581 Regent Drive, Brentwood, CA 94513

Executive Session Agenda

1. **Call Meeting to Order – 1:00 PM**
2. Executive Session Minutes – January 15, February 2, and February 19, 2026
3. Disciplinary Matters/Concerns/Homeowners Request
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. 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 – January 15, 2026
6. Financials | January 2026
 - a. Balance Sheet
 - b. Bank Reconciliation
 - c. Operating Accounts
 - d. Reserve and CIF Accounts
 - e. Investments
 - f. Delinquent Accounts
7. Unfinished Business:
 - a. Tennis Court Easement - Update
 - b. Adopt Election Rules
 - c. Adopt Fine Policy
 - d. Project Updates:
 - Insurance Renewal
 - Bocce Court Opening Prep
 - Pool Replastering
 - Clubhouse Exterior Painting
 - Pool Auto Chlorinator System
 - Clubhouse Automatic Door Openers

- 2025-2026 Tree Service
- Clubhouse Floor Replacement
- Clubhouse Interior Painting
- Clubhouse Door Panic Bar Repairs
- Library PC Upgrade

8. New Business:

- a. Appoint Inspector of Election
- b. Appoint Advertising Co-Managers
- c. Approve RAC Club Certifications and Appoint Club Members as Unpaid Resident Volunteers
- d. Power Washing and Solar-Windows-Gutters Cleaning
- e. Asphalt Proposal
- f. Spa Water Leak
- g. Regent Drive west to Highway 4: Retaining/Sound Wall – Repair and Painting
- h. Gatehouse Floor Replacement

9. Adjourn