



Sunnerset at Brentwood III Homeowners Association
May 21, 2026, 12:00 PM
1581 Regent Drive, Brentwood, CA 94513

Executive Session Agenda

1. **Call Meeting to Order – 12:00 PM**
2. Executive Session Minutes – March 19, April 17, and April 23, 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, Pool, TECH, LIC, GC, Gates
 - b. Clubs – Social, Kare Bears, SCAMPS, Bocce, Tennis, Veterans, Poker, others?
4. Announcements
5. Board Meeting Minutes – March 19, 2026
6. Financials | February & March 2026
 - a. Balance Sheet
 - b. Bank Reconciliation
 - c. Operating Accounts
 - d. Reserve and CIF Accounts
 - e. Investments
 - f. Delinquent Accounts
7. Unfinished Business:
 - a. Pool Replastering
 - b. Clubhouse Exterior Painting and Exterior Tile Repair
 - c. Clubhouse Automatic Door Openers
 - d. Clubhouse Floor Replacement
 - e. Clubhouse Interior Painting
 - f. Clubhouse Door Repairs
 - g. Retaining/Sound Wall: Regent Drive to Hiway 4 – Repair and Painting
 - h. Video/Sound Option for BoD Open Meetings via “Zoom”
 - i. Clubhouse Calendar Display

8. New Business:
 - a. RAC New Club Recommendation
 - b. Pool and TECH Committees – New Members
 - c. Rule 8.0 Changes: Clubs, Groups, Reservations
 - d. Rules Changes: 1.3.5, 2.1.5, 9.2.2
 - e. Lift Master Proposal: Entry Device System
 - f. Traffic Safety Consultant Proposal
 - g. Trees Near SS2 Kent Place on Parcel J
 - h. Bocce Court Improvements
9. Adjourn