



Sunset at Brentwood III Homeowners Association
July 16, 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 –May 21 & June 18, 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 – May 21, 2026
6. Annual Meeting Minutes – June 18, 2026
7. Financials | April & May 2026
 - a. Balance Sheet
 - b. Bank Reconciliation
 - c. Operating Accounts
 - d. Reserve and CIF Accounts
 - e. Investments
 - f. Delinquent Accounts
8. Unfinished Business:
 - a. Clubhouse Automatic Door Openers
 - b. Clubhouse Floor Replacement & Interior Painting
 - c. Retaining/Sound Wall: Regent Drive to Highway 4 – Repair and Painting
 - d. Video/Sound Option for BoD Open Meetings via “Zoom”

9. New Business:
 - a. Rule 8.0 Changes: Clubs, Groups, Reservations
 - b. Rules Changes: 1.3.5, 2.1.5, 9.2.2
 - c. TSC Report Review & Traffic Safety Consultant
 - d. Pool Electrical Panel
10. Adjourn

Meeting Rules – Please silence cell phones and be silent when not speaking. Members may comment during Homeowners Forum, for up to **three** minutes. A Director or Manager may briefly respond to statements made or questions posed. Speakers must observe rules of decorum and not engage in disruptive behavior. If a speaker is in the middle of a sentence when time is called, he/she may finish the thought. The time guidelines ensure that others will have an opportunity to speak. Speakers may not allot their time to others.