

Redwood Estates Services Association
Monthly Board Meeting
May 20, 2026

Meeting called to order at 7:08. Location: The Pavilion at Redwood Estates

- **Determination of Quorum**
 - Quorum was met with the attendance of: President Brian Krupp, Treasurer Pete Heller, Secretary Jennifer Throssell, Director Judy Quigley
 - Also in attendance: Operations Manager Conner Lewis, Operations Manager Jeff Bates, Office Manager Cheryl Hargrove
 - Not in attendance: Director Matt Nelson

- **Approval of Agenda**
 - Motion to approve the agenda was made by Jennifer Throssell, seconded by Pete Heller.
 - Agenda approved

- **Approval of Minutes**
 - Motion to approve April 15, 2026 minutes was made by Pete Heller, seconded by Jennifer Throssell.
 - Minutes approved with minor spelling correction

- **President's Report – Brian Krupp**
 - **Road Repairs**
 - Alma Court - Complete!
 - Santa Ana Road - Resubmitted on May 5, 2026
 - 2 Permits - Emergency Grading - Approval anticipated
 - Building Permit (Wall) - Into county reviewer's workflow next week
 - Both estimated to be issued early June
 - Lindbergh Drive - Plans are complete, preparing the submittal
 - Expect resubmittal ~4 weeks
 - **SBA Loan**
 - Closeout: Awaiting response from our agent after submission of 2024 P&L and confirmed Tax Returns
 - Agent email has bounced back, will need to reach out to agents manager
 - **FEMA & Cal OES**
 - Cat G (Parks, Recreational Facilities, other items) Project: awaiting response on if the Pavilion fence is covered
 - Cal OES Closeout:
 - Validation sheet and Cat Z (Management Costs) summary sheet amounts do not match, discrepancy in hours
 - Proof of payment: time sheets for each pay period and payroll summaries for each employee for each pay period needed
 - Road Repair FEMA appeal denial – second appeal available – will consult with attorney prior to initiating second appeal
 - If we don't get reimbursed, road repairs and any associated loans will be entirely up to RESA to fund
 - RESA to try reaching out to county for any remaining funds since we are public thoroughfares within the county
 - Will also explore reaching out to our District 5 Representative
 - Jeff Bates mentioned the RCAS - Rural Community Assistance Corporation

- o **Events**
 - Shredding / E-Waste Event
 - Saturday, June 20, 2026, 9 a.m. - 12 p.m. @ The Pavilion
 - Bring paper documents to shred and e-waste items
 - Sponsored by: Shana Nelson with State Farm Insurance, Lisa Sgarlato with Compass Real Estate, Cody Brown with Summit Hauling
 - Pool Party & RESA 100 Year Celebration
 - Sunday, July 19, 2026, 12 p.m. - 6 p.m., BBQ @ 3 p.m.
 - Potluck - bring a dish to share, RESA will supply burgers, hot dogs, and beverages
- o **Pool Schedule 2026**
 - Available on website, sent via Constant Contact, swimming lessons available, please follow Pool Rules
 - Open Memorial Day Weekend (5/23) through Labor Day (9/6)
 - *Weather and Staff Permitting*
- o **Employees**
 - Conner Lewis has passed with probationary period
 - Jeff Bates official final day - May 22, 2026
- **Treasurer's Report – Pete Heller**
 - o **Monthly Financial Report**
 - Income at 79% of YTD Budget
 - Assessments 112% of YTD Budget
 - SBA loan committed, not funded
 - \$8,160 recouped from delinquent members
 - o \$1,205 increase from last month
 - Expenses at 75% of Plan (YTD Budget)
 - Road repairs exceed budget due to final Alma Court payment
 - Legal fees unchanged last 3 months
 - o **Delinquency Report**
 - 31-60 day delinquencies – 5 accounts
 - 91+ day – 16 accounts
 - 7 payment plans all on track
 - o **Liens Status**
 - No change from last month
 - o **Banking and Cash Status**
 - Operating account was compromised (fraud) and closed
 - Were able to recoup all \$4k of stolen money
 - New account set up at Bank of America (BofA)
 - Litany of problems ensued
 - o Unable to access funds for 2 weeks
 - Concluded that BofA was no longer viable for our RESA accounts
 - Researched and selected BMO to replace BofA
 - BMO satisfied all RESA requirements and have a superior service reputation
 - BofA account will be closed once all activity has ceased
 - Switching from debit to credit cards for employees for superior fraud protection
 - Cards to be issued from Chase
 - Operating account cash balance: \$117k
 - Reserve account balance: \$479k

- **Office & Operations Manager's Report**

- **Firewise Activities**

- Brush Chipping Depot Program, May 2, 2026, sponsored by Santa Clara County FireSafe Council yielded and estimated 61 truck / trailer loads of brush
- 2026 Road Edge Chipping and Hazardous Fuel Reduction trimming tentatively scheduled for June 15-19, 2026.
 - Discussion resulted in determination these dates were too soon
 - Requested dates to schedule July 6-10, 2026
 - Confirmed with Service Provider
- Please visit the RESA / Firewise website to update your Hazardous Fuels Reduction efforts, or visit <https://forms.gle/7DnsLzTKj6BtVKpY6>

- **Roads / Projects**

- Santa Ana Landslide: Permits under County Review
- Lindbergh Landslide: Plans moving forward
- Working with the paint striping contractor to schedule reflective stripes along the Evacuation Route.
 - Discussion that this should take place after road edge clearing
 - Request dates post July 6-10, 2026

- **Drainage**

- Jeff Bates and Conner Lewis maintaining drainages and culverts as required
- Received a quote to repair drainages on Mary Alice Way and Bayview Drive

- **Pavilion**

- No dogs allowed on the Pavilion lawn

- **Playgrounds**

- No dogs allowed in our playgrounds or on grass lawn areas

- **Pool**

- Preparing pool for opening day, May 23, 2026

- **San Jose Water**

- Lee Drive / Rose Court Water Main installation postponed until 2027

- **Miscellaneous**

- Please maintain your properties road edges and drainages to be free of grass and tree debris
 - Remove leaves and other tree debris from your roof and gutters and ensure tree branches are trimmed away from chimney pipes.
 - Please do not blow your leaves into the roadways and drainages.
 - Take advantage of Green Teams' multiple yard waste bins.

- **New Business and Public Comment**

- **Public Comment:**

- **Jennifer Throssel (on behalf of neighbor)**

- How to make the upper park more useful or appealing for activities (skate park?)
- Discussion around concrete/asphalt
- Liability concern with skate park or other features
- Possibly installing picnic tables or something to break up possibility of skating/riding and treating park like a dog run

- **New Business:**

- **Swim lesson agreement and structure change**

- Discussed timing and requirements for Group Classes
- Additional needed items to be added to RESA Swim Lesson Agreement online form

- **Old Business**
 - **None**
- **Adjournment**
 - Motion to adjourn by Pete Heller, seconded by Judy Quigley.
 - Meeting Adjourned at 8:05 pm
- **Executive Board Meeting**
 - Executive Session called to order at 8:10.
 - The following topics were presented and discussed:
 - Lot lease contract discussion
 - Executive Session adjourned at 8:50.

Respectfully submitted by Secretary Jennifer Throssell