

Redwood Estates Services Association
Monthly Board Meeting
June 17, 2026

Meeting called to order at 7:09 p.m. 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 Matt Nelson, Director Judy Quigley
- Members and Employees in attendance: Operations Manager Conner Lewis, Office Manager Cheryl Hargrove, Member Greg Hoffman

- **Approval of Agenda**

- Motion to approve the agenda was made by Matt Nelson, seconded by Judy Quigley.
 - Agenda approved

- **Approval of Minutes**

- Motion to approve May 20, 2026 minutes was made by Brian Krupp, seconded by Jennifer Throssell.
 - Minutes approved

- **President's Report – Brian Krupp**

- **Roads**

- Alma Court – Completed
- Santa Ana Road – Plans resubmitted May 5, 2026
 - 2 Permits: Emergency Grading - Approved (hold for Building Permit)
 - Building Permit (Wall) - reviewed - Department of Health needed a septic plan for Bayview resident and pumpers report
 - Road Consultant working with Cheryl Hargrove and Conner Lewis to close these items out week of June 15-19.
 - Geotechnical Addendum also needed - review between Engineer and Geotech firm in progress - resource limitation
 - Contractor is aware of the Permit status
- Lindbergh Drive – Plans complete, preparing the submittal. Will submit after Santa Ana comments are addressed.
 - Same Geotech resource used, all parties want to focus on Santa Ana.

- **SBA Loan**

- No movement on SBA loan, closeout was waiting on submission of 2024 P&L & Confirmed tax returns - all of which were provided, then SBA cancelled the loan without notice
- Original loan officer email bounced back, supervisor contact no longer as SBA, third individual to follow up with forwarded this week, too soon to contact for this months meeting/report
- Need to get loan reinstated

- **CAL OES**

- Category G - Parks and recreational facilities, moving forward, still in their queue
- Discussion in progress to determine dropping the Cat Z reimbursement activities
 - Cost to address everything Cal OES needs compared to how much RESA will get back is getting close to break-even. Do not plan to move forward

o FEMA

- Road Repair FEMA denial - second appeal available - Brian Krupp will consult with attorneys prior to initiating anything
 - Wording of FEMA approval requirements indicate RESA would not qualify but will appeal if legal team can find a path

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
 - Idea came up to add a board of RESA history memorabilia and photos
 - o Drop items off that are not sentimental/valuable/delicate and we can display them at the Pool Party

o Other

- Operations Manager has reached out to the Rural Community Assistance Corporation
- RESA to contact District Representatives and County Contacts for assistance with the SBA Process or request extra funds
- Reminder that Conner Lewis the the primary Operations Manager
 - Contact RESA office or Conner Lewis for Operations related items
- Pool Schedule 2026 available on website, sent via Constant Contact, swimming lessons available, reminder to follow Pool Rules
 - Open Memorial Day Weekend (5/23) through Labor Day (9/6)
weather and staffing permitting
 - o Mon-Fri 12pm-7pm
 - o Sat/Sun 12pm-6pm
 - o Holidays 12pm-4pm
- No update on reimbursement of legal fees - Brian Krupp to follow up with our Insurance Agent and Insurance Company
- No litigation update
- Any discussion with the road repair contractor on staging of Santa Ana repair
 - No, Brian Krupp and Pete Heller will contact the Project Manager

• Treasurer's Report – Pete Heller

o Monthly Financial Report

- Income at 84% of YTD Budget
 - Assessments: 113% of YTD Budget
- SBA loan committed, not funded
- \$11,000 recouped from delinquent members

- Expenses at 68% of Plan (YTD Budget)
- Road repairs unchanged since May
- Legal fees remain within budget
- Salaries running higher than budget
- **Delinquency Report**
 - 31-60 day delinquencies – 0 accounts
 - 91+ day – 13 accounts
 - 7 on payment plans
 - Contact has been made with the remaining members in 91+ day category
- **Liens Status**
 - No change in payments received from last month
 - SCC Confirmed Lien Releases received for 2 lots, 1 resident
 - Sent to members
- **Banking and Cash Status**
 - Banking transition underway from Bank of America (BoFA) to BMO
 - Operating account cash balance: BoFA \$94k* & BMO \$193k
 - Reserve account balance: BMO \$200k & Axos \$129k
 - *Transfer in progress to BMO
 - BMO bonus and interest rate are favorable
 - Security on BMOs system is high, multiple approvers can be added
- **Operations Manager's Report**
 - **Firewise Activities**
 - Redwood Estates has received its 2026 Firewise Community Designation Certificate.
 - Visit www.redwoodestates.net/fire-safety/ for a copy
 - The Hazardous Fuel Reduction and Chipping Event (Drive Through) is scheduled for July 6-10, 2026. An event notice has been sent to members, with additional signage and information posted
 - E-Waste & Shredding event to be held at The Pavilion lot on Saturday, June 20, 2026
 - Please visit the RESA / Firewise website to update your Hazardous Fuels Reduction efforts, or visit <https://forms.gle/7DnsLzTKj6BtVKpY6>
 - **Roads / Projects**
 - Paint Striping to occur after the Road Edge Clearing (~week of July 20, 2026)
 - Madrone Drive swale project has been prioritized for completion after the current event and paint striping work
 - **San Jose Water Company**
 - Lee Drive Main Waterline Upgrades have been pushed to 2027
 - Unsure if a fire hydrant will be installed at the end of Lee Dr.
 - Recently repaired water main leaks on Santa Clara Road
 - **Pavilion**
 - No dogs are allowed on the Pavilion lawn
 - Phone lines and internet service have been transferred from Frontier to Comcast Business

- Saves money and better internet speeds
- Exploring replacing old light fixtures with new fixtures
 - Hallway, bathrooms, and office area have fluorescent box lighting
 - Outdoor wall fixtures
 - Inexpensive - no approval needed, move forward
- Window above front entrance cracked, most likely from thermal expansion
 - Replacement needed, two companies contacted
 - Investigating new UV protection on front windows
- AV System identified as future upgrade
 - Dual-channel receiver
 - 8000-lumen projector
 - \$6-8k - putting proposal together
- Expanding our advertising and booking for rentals
 - Increase number of parking spaces by 12 - increases capacity to 150
 - Lower off-peak price
- Sheds behind Pavilion
 - Working to clear out all storage sheds
 - Demolish unsafe structures, increase leasable area
- **Playgrounds**
 - No dogs are allowed in our playgrounds or on grass lawn areas
 - New signage has been installed to replace the faded signs
 - Waiting on additional signage to finish replacement of all old signs
 - Members can obtain restroom PIN access codes by contacting the RESA Office (officemanager@redwoodstates.info)
- **Pool**
 - The existing pool cover has been removed from staff daily tasks
 - An evaluation of its necessity will occur at the end of the season
 - Condition of cover has deteriorated, cost and lead time may be prohibitive
 - Following three member incidents involving pool umbrellas all have been removed
 - Temporary shade structures have been set up
 - New permanent bases are expected to arrive between June 17-22, 2026
 - New security system installed
 - Captures events with high definition
 - Lots of dogs on grass area
- **Miscellaneous**
 - RESA has renewed our RESA PUG (Propane Users Group) pricing agreement with Ferrellgas Inc.
 - For more information visit our website or contact Lora Brazil @ (831) 227-6567
 - 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:**
 - **Greg Hoffman**
 - Asked about pool umbrellas, answered during previous discussion
 - Can the pool be heated more?
 - Hot days and warm nights will help, replacing cover may raise the temperature by a few degrees, keep heat in at night
 - Explore an alternative vendor with shorter lead time for new cover
 - Electric or propane heaters would be very expensive
 - Can possibly extend the solar heating system in the future
 - **New Business:**
 - **Pool Use Waiver and Release of Liability Implementation**
 - Discussed the proposed Liability Waiver, usage and consistency of the language within, agreed to minor changes and research some wording, then implement within our Pool Sign In process this season
 - **Electronic Payment Surcharge Changes**
 - Changes (increases) to both ACH and Credit Card payment surcharges, discussion on how to implement the changes, agreed to wait until the end of the year
 - Cheryl Hargrove will send out an announcement in September
 - Zelle is now another no-fee payment option
 - **Budget Discussion**
 - Salary higher than expected, roughly 10% higher than what is in the approved budget
 - Pete Heller motions to approve the 10% increase to the Wages and Taxes categories and reduce the SBA Loan Repayment by the resulting amount. Seconded by Jennifer Throssell.
 - Motion approved
- **Old Business**
 - No Business Presented
- **Adjournment**
 - Motion to adjourn by Brian Krupp, seconded by Pete Heller.
 - Meeting Adjourned at 9:03 p.m.
- **Executive Board Meeting**
 - Executive Session called to order at 9:08 p.m.
 - The following topics were presented and discussed:
 - Cell tower contract discussion
 - Executive Session adjourned at 9:36 p.m.

Respectfully submitted by Secretary Jennifer Throssell