

Redwood Estates Services Association
Monthly Board Meeting
July 15th, 2026

Meeting called to order at 7:07. 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, Office Manager Cheryl Hargrove

- **Approval of Agenda**

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

- **Approval of Minutes**

- Motion to approve June 17th, 2026 minutes was made by Brian Krupp, seconded by Pete Heller.
 - Minutes approved with additional note of Operations Manager retirement and minor typo corrections

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

- **Road Repairs update**

- Santa Ana permit review from SC County expected completion 7/23/2026
 - Geotechnical survey transferred to another engineer for review completion was done
 - Owner of Bayview Drive activities has been helpful
 - No other neighbor permissions for access are needed
 - Contractor aware of status, no initial response, response after follow up. Planning meeting to be scheduled with RESA Project Manager, Operations Manager, Office Manager, President Brian Krupp, Treasurer Pete Heller with contractor rep from Maxicon.
 - Will discuss plans with goal to start construction in 2026
 - Include agenda item for construction in progress for increased pedestrian safety
 - Recommendation for communication to targeted local residents in August. Broad communication to be included in monthly mailers in September.
- Lindbergh Drive - estimate to submit permit to County in August

- **Road Funding**

- Unable to contact SBA past month. Brian Krupp will continue to reach out to request loan reinstatement
- FEMA Cat Z costs still under review for reimbursement

- Appeal for reimbursement still open for legal review. President Brian Krupp has followed up by phone and email with no response. Will continue to follow up.
 - Unlikely to qualify for FEMA reimbursement by the definition in their program guidelines
 - Reimbursement amount that was previously requested was ~\$856,721.09 which was based on 70% cost share of the road repair estimates above the SBA loan amount (\$621,800)
- Pool Party Sunday July 19th
- Pool open until Labor Day
 - Staffing Lifeguard will be a challenge when school returns in session, August 14th
 - New late season schedule to be reviewed and shared when determined
- **Litigation**
 - Contact made with RESA legal team for next steps in the process
- **Other**
 - Transition complete for Operations Manager from Jeff Bates to Conner Lewis.
 - Jeff Bates is retained as a contractor to support knowledge transfer for seasonal needs through end of 2026
 - Document shredding. RESA Office and Operations Managers made great progress converting paper documents to electronic format and shredding documents no longer needed. All boxes in storage have been dispositioned.
- **Treasurer's Report – Pete Heller**
 - **Monthly Financial Report**
 - Income at 84% of YTD Budget
 - Assessments 112% of YTD budget
 - Detail
 - Expenses at 67% of Plan (\$412, 143 YTD Budget)
 - Legal Fees unchanged last 2 months
 - **Delinquency Report**
 - 31-60 day delinquencies – 5 accounts
 - 91+ day – 11 accounts
 - Assessments Recouped: An addition \$1,000 in June; representing \$11,990 YTD
 - Reachout program continuing to work well
- **Office & Operations Manager's Report**
 - **Firewise Activities**
 - Discussion
 - Detail
 - Please visit the RESA / Firewise website to update your Hazardous Fuels Reduction efforts, or visit <https://forms.gle/7DnsLzTKj6BtVKpY6>
 - **SJWC Water Main Installation**
 - Project work on Lee Dr/Rose Ct
 - Consider posting easement violations for parked vehicles

- Captured lessons learned with residents that opted out of the community road edge clearing and will need to revise opt out program in the future to ensure easements are clear and meet fire and brush hazard County requirements
 - Discussed ways to enforce participation in future road edge trimming events

SJWC Water Main Installation

- *What:* SJWC will be installing a new water main installation tentatively scheduled to begin at the end of July to early August.
- *Locations:* This project will start at the intersection of Madrone Dr. / Broadway, continue down Madrone Dr., transition onto Lee Dr., will include Rose Ct., and continue to the Lee Dr. cul-de-sac.
- *Communication:* website, Constant Contact, direct mailing to residents of Lee/Rose have been sent.
- *Lot Lease:* lot lease contract discussion between RESA and Lewis & Tibbitts, lease start date contingent upon project start date – TBD.

Roads

Future Project: Road Edge Striping

- *What:* RESA is contracting Asphalt Consultants to paint reflective striping along the main thoroughfare of Redwood Estates to improve visibility of road edges.
- *Dates:* July 27-29 from 8:00 am – 3:00 pm (time subject to change)
- *Traffic:* No roads will be closed, but expect there to be larger trucks on the road performing work.
- *Communication:* monthly assessments, Constant Contact, website
- ****DURING THE STRIPING, PLEASE KEEP ROAD EDGES CLEAR OF ALL VEHICLES AND TRASH/ RECYCLING/ YARD WASTE BINS****

Past Project: Road Edge Trimming

- *Primary Locations:* Denali Tree Service performed the annual hazardous fuel removal and road edge clearing project from 7/6-7/10.
- *Additional Locations:* Helen Way tree removal, Pool perimeter, Summit lot
- *Loads Removed:* TBD
- *Cost:* \$25,000 for 5-days of work

Pavilion

Events

- *Brush Chipping @ the Pavilion:* Saturday, November 21st, funded by SCC FireSafe Council. Time and contractor TBD.

Completed Projects

- *Cameras:* new camera system installed, includes 6 devices around perimeter of building.
- *Doors:* new door locking unit installed, codes/biometrics/remote locking capabilities available.
- *Wall Sconces:* new sconces on the front of the Pavilion, looking into sconce on patio side.
- *Shredworks:* removed 30 banker's boxes of outdated files from RESA Office and Cell Tower.
- *Cell Tower:* all files organized into sections by location (BoD, financial, legal, member files, etc.)

Future Projects

- *Window Protective UV Film:* SB filming quoted at \$3,003.00 for replacement on front of the Pavilion on 12 panels.
- *Cracked Window Replacement:* Bull's Glass initially came out and turned down job due to possible dangers. Blossom Hill Glass quoted at \$2,495.00 with tempered glass. Work not yet scheduled.
- *Cyclone Fence Behind Shop:* A1 Fencing quoted at \$4,250.00 to close off back shop area (pricing grouped with pool fence work below).
- *Shop Area Debris Removal:* Summit Hauling contracted to remove debris around tractor, unused office furniture, paints/household materials from inside shop, unused materials in Tuff Shed. Quoted at \$750.00. Work to be performed 7/22.
- *Shed Demo:* Denali quoted at ~\$5,000. Awaiting quote from Corey & Sons. To be scheduled ASAP.
- *HVAC:* Supreme Comfort assessing reattachment of vent pipe to ground vent Wed 7/22.

Pool

- *Schedule:* August 11th onward staff goes back to school, possible weekends only. September TBD.
- *Umbrellas:* new umbrella mounts installed.

- *Weather System*: new weather system installed to detect wind speed, lightning, and temperature, all to improve safety systems at the pool
- *Cyclone Fence Near Solar Panels*: A1 Fencing, quote \$4,250.00 to close two fragmented fences (pricing grouped with Pavilion fence work above).
- *Cameras*: recorded break-in incident at pool. No vandalism or theft detected. Followed-up with staff regarding closing procedures.
- *Cover*: determine whether or not to purchase new solar bubble cover for next season. Pricing ~\$600.00 (6-week lead time).

- **New Business and Public Comment**

- **Public Comment: None**

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- **New Business: None**

- **Old Business: None**

- **Adjournment**

- Motion to adjourn by Brian Krupp, seconded by Jennifer Throssell.
 - Meeting Adjourned at 8:54

- **Executive Board Meeting**

- Executive Session called to order at 9:03.
 - The following topics were presented and discussed:
 - Cell Tower contract discussion
 - Dole Way lot lease agreement
 - Pete Heller Motioned to approve the agreement, seconded by Jennifer Throssell
 - Motion passed
 - Executive Session adjourned at 9:25.

Respectfully submitted by Secretary Jennifer Throssell