

Redwood Estates Services Association
Monthly Board Meeting
September 16, 2026

Meeting called to order at 7:10. Location: The Pavilion at Redwood Estates

- **Determination of Quorum**

- Quorum was met with the attendance of: President Brian Krupp, Secretary Jennifer Throssell, Director Judy Quigley
- Also in attendance: Operations Manager Conner Lewis, Office Manager Cheryl Hargrove and Members: Jeremy Kernion, Katie Ellenberger, Chris Goldsbury, Phil Schuyler
- On Zoom: None
- Not in attendance: Treasurer Pete Heller, Director Matt Nelson

- **Approval of Agenda**

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

- **Approval of Minutes**

- Motion to approve August 19, 2026 minutes was made by Brian Krupp, seconded by Judy Quigley.
 - Minutes approved with minor corrections.

- **President's Report**

- **Road Repairs**

- Santa Ana
 - Upper wall staking starting next week. Reminder this is an active construction site
 - No resident consent forms pursued since that would have delayed the permit grant. Some were collected for transport and staging material. No further action needed.
- Lindbergh Drive
 - Site reviewed, determined Fawn Trail is the impacted location. No requirement to repair, the short term action taken is deemed sufficient by the current RESA contractor so no further repair is currently needed. The project is put on indefinite hold. Will be re-evaluated with RESA roads risk assessment in the future.

- **SBA Loan**

- Authority transfer granted for Brian to be the primary contact for RESA. A reinstatement request is the next step. Documents provided are under review.
- FEMA / Cal OES - past the 60 day appeal window, unlikely to get reimbursement.
 - May be able to secure funds from the County. Letter drafted to Sam Liccardo, RESA will send a request for support.

- o **Insurance**
 - All policies under review for renewal
 - Reminder we are not an HOA. No enforcement of private property
- o **Events**
 - Trunk or Treat for the final RESA event of the year, to be held on Irma Lyle on Halloween evening. Pizza and treats will be provided by RESA. Event will include kids costume parade and dog costume contest.
 - Survey Results will be in December meeting and shared in the mailers
- **Treasurer's Report – Prepared by Pete Heller, presented by Brian Krupp**
 - o **Monthly Financial Report**
 - Income at 73% of YTD Budget
 - Assessments \$616,641 actual of \$845,336 planned
 - o SBA loan funds not dispersed per plan
 - Expenses at 71% of Plan (YTD Budget)
 - \$436,120 actual of \$612,414 planned
 - o road repairs under budget, but expect that gap to close as Santa Ana repairs commenced
 - o **Delinquency Report**
 - 31-60 day delinquencies – 5 accounts
 - 91+ day – 13 accounts, 7 on payment catch up plans
 - Assessments Recouped: \$2,365 from 3 accounts; \$20,135 YTD
 - o **Banking Status**
 - BMO bank bonus payout on 10/14/26, then funds will be transferred back to Axos
 - Operating account balance \$70,000
 - Reserve account balance \$330,545
 - Total bank accounts balance: \$400,545
- **Office & Operations Manager's Report**

Roads

SJWC Water Main Installation

Dates: Work is scheduled Monday-Thursday from 8:00 am – 6:00 pm (none Fridays).

Locations: Lee Drive, Rose Court, and portions of Madrone Drive nearest its intersection with Lee Drive.

Communication: Weekly updates via Constant Contact and posted to our website (www.redwoodstates.net/roads).

Santa Ana Slide Road Repair

Safety: This portion of the road will be blocked by a locked chain link fence. For your safety, it is imperative that there is no pedestrian traffic in this active construction zone.

Communication: Updates sent via Constant Contact and posted to our website (www.redwoodstates.net/roads).

Culverts

- *Subterranean Culvert* – Secondary quote being received for dewatering project on Madrone Drive (section between Santa Clara Drive and Oak Drive).
- *Debris Removal* – Community-wide leaf and debris removal from road edges and drainages tentatively scheduled with Denali Tree Service within the next month. Notice to members sent out to reinforce debris removal along property lines to mitigate drainage issues.

FireWise

Fire Abatement Tracker – RESA requests members to track removal of hazardous fuel (including tree work) from member properties and record those numbers in our tracker, as the community totals go towards our FireWise USA renewal certificate each year:

<https://forms.gle/q5FKBwxfwqFcr8GLA>

Pavilion

Completed Projects

- *Window Tinting* – Completed 9/4. Cost \$3,384.00
- *AV System* – New system installed that allows two outputs. Microphone and Google Chromecast added. Cost \$335.06

Ongoing Projects

- *Fence Installation* – Scheduling installation of new cyclone fence enclosing the back lot.
- *Drainage* – One quote for sump pump/French drain system acquired. Seeking additional quotes. Goal work time to not impede upon Pavilion rentals 11/15-12/4.
- *Red Cross Container* – In process of removal from Pavilion property. Timeline TBD.
- *Tractor Sale* – Tractor sold for \$5,000. Transfer documents in progress.
- *Brush Chipping Event*
 - What: SCCFD FireSafe Council and RESA are hosting a fall drive up chipping at the Pavilion.
 - When: Saturday, November 21st, time TBD – more details to come

Safety

No Dogs on RESA Property and Leash Enforcement – Letter to members sent out regarding no dogs on RESA property, rationale for reinforcement of the rules, and to reinforce that all dogs must be on leash within RESA roadways.

Pool

Schedule

- WEEKENDS ONLY 12pm-4pm
- Last Day of Pool Season: Sunday 9/27

Cleaning Service – Acquired rate for two vendors for routine service of pool maintenance during pool season and off-season required by DEH.

Fence Repair – Scheduling removal of old fence and installing new cyclone fence connecting pool area by solar panels.

- **New Business and Public Comment**

- **Public Comment:**

- **Chris Goldsbury**

- Requested details of the road repair funding. Commented that the Public Session agenda item was not clear and suggested community communication be sent out more clearly with more advanced notice.

- **Jeremy Kernion**

- No one that goes to the park wants to be surveilled and children should never be recorded period

- **New Business:**

- **FireWise renewal**

- Current certificate expires October 28, 2026.
 - 3 year action plan needs to be updated. Need to include update fire hydrant installations.
 - Resubmission deadline November 2nd, but targeting to complete prior to current expiration. Application will be supported by RESA Operations Manager Conner Lewis, Office Manager Cheryl Lewis, Board President Brian Krupp and Vice President Pete Heller.
 - Some member volunteer interest, supporting community communication

- **Vendor insurance requirement contract**

- Agenda item moved by Member in attendance request to after Old Business
 - Policy will be reviewed by Board members via email for additional input

- **Camera/video policy**

- Chris Goldsbury asked where all RESA property cameras are currently installed. Response: 4 at the pool/lower park facing the rear building bathroom entrance, above the pumps, facing the pool and facing the pool main entrance. 1 at upper park.
 - 2 member emails sent to the RESA inquiring if there is a camera policy
 - New policy drafted covers feedback
 - Katie Ellenberger asked why camera was put up in the upper park. For vandalism or for monitoring dogs in park violations.
 - Policy drafted will be revised and sent to RESA Board members to review via email

- **Old Business**

- **No dogs in playgrounds/leash reminder**

- Brian cited Santa Clara County ordinance. Contacted Sheriff, First 5 of California, our insurance agent,
 - Katie said it feels targeted and hurtful to community members when non members also bring dogs to the park.

- Uncovered that parks are private and not public
 - First 5 may also be potentially liable for an incident in a RESA playground
 - Looking at options including making the park private
 - RESA will consider feedback against having a camera at upper park and evaluate options
 - Alternate options include making playgrounds private, modifying fence line or eliminating the recreation areas.
 - RESA official stance is No Dogs on RESA property including playgrounds and Pavilion lawn
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- **Adjournment**
 - Motion to adjourn by Brian Krupp, seconded by Judy Quigley.
 - Meeting Adjourned at 10:15 pm.
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- **Executive Board Meeting**
 - Executive Session called to order at 10:22 pm.
 - The following topics were presented and discussed:
 - Cell Tower Perpetual Easement
 - Executive Session adjourned at 10:33.

Respectfully submitted by Secretary Jennifer Throssell