



College Greens East Homeowners Association, Inc. Board of Directors Meeting Minutes

Open Session

Wednesday July 8, 2026; 6:30 p.m., conducted Via teleconference only

Regular Quarterly Meeting with Full Agenda

Called to Order at 6:31 p.m. by Vice President Brandon Ruiz

1. Roll Call

- Seat 1: Shahira Ashkar - Attending
- Seat 2: Mary Wing (Treasurer) - Attending
- Seat 3: Rachelle Espinoza (President) - Attending
- Seat 4: Alex Putman - Joined meeting in progress at 6:41 pm
- Seat 5: Steve Brown - Not Attending
- Seat 6: Brandon Ruiz (Vice President) - Attending
- Seat 7: Barbara Ryder (Secretary) - Attending

2. Approve Previous Meeting Minutes

- a. April 8, 2026, Open Session
All present were in favor, April 8, 2026, Open Session Minutes approved.
- b. April 8, 2026, Executive Session
All present were in favor, April 8, 2026, Executive Session Minutes approved.
- c. June 10, 2026, Open Session
All present were in favor, June 10, 2026, Open Session Minutes approved.

3. Reports

- a. President: Rachelle reported that everything has gone well the previous quarter, no unscheduled trash parties or other significant events requiring the Board's attention. The new security cameras are working and other projects moving forward.
- b. Treasurer: Mary reported the monthly financial statements for June were sent out. The association is half way through the year with the budget approximately half executed. There are plusses and minuses but generally on track financially.

The Annual Review for 2025 was completed and mailed out to the membership. It was later found an error had been made when the reviewing CPA re-calculated the Association's retained earnings. The documentation of some of the Board's decisions in 2020 and 2021 is not as clear as it should have been so it was not understood the collected unpaid assessment had been applied to the reserve fund to make up for previous improper expenditures and missed contributions. A revised report will be created and available soon.

The three Reserve CDs were renewed as 6-month issues for the best rate available.

c. Secretary

Barbara reported there were two notable items of correspondence received which are on Agenda for action later and provided an update on ownership changes in the Association:

- 2672 Rio Bravo: Taylor Antone Biddulph (from ASR due to no title request)
- 2544 Rio Bravo: Andrew & Jeff Pallesen (from ASR due to no title request)
- 2744 Catania: Oscar M. Alcantar
- 9291 Linda Rio: Nick Madden
- 2788 Catania: Pending, HOA Documents sent to Title Company
- 2625 Volga: Pending, HOA Documents sent to Title Company

d. Committees

- (1) Election Committee: Brandon reported the election has been set for October 23rd. Brandon has the IIOE agreement paperwork for the President to sign.
- (2) Barn Committee: Rachelle reported there have been no issues to report at the barn, rentals are going along smoothly. Barbara reported the Insurance Inspection was completed July 2nd, no further information available at this time.
- (3) Social Committee: Shahira reported the 4th of July event happened as planned. Another paint night is coming soon, date TBD. The Social committee is trying to establish event dates for the next year so "save the date" cards can be sent out to the membership.
- (4) Park and Landscape Committee

Barbara and Steve had spread mulch over many areas, greatly improving appearances and hopefully better retaining water in the soil. There is more to be done but work has stopped until cooler weather returns.

Barbara reported the park experienced two significant irrigation failures. A broken distribution pipe near the Catania entrance was repaired at a cost of \$426.46, leaving \$569 available for the current year's budget. The Zone 9 control valve failed and was replaced as a reserve expense of \$1,781.31 vs. a 2026 reserve balance of \$2,388.

4. Old Business

a. Architectural Control: 075-0620-064-0000, 2537 Rio Bravo Circle

Owner has remained entirely unresponsive and is now six months delinquent on their Annual Assessment. Mail was again returned by USPS as "Return to Sender, Attempted - Not Known, Unable to Forward". The Demolition Contractor is maintaining the property, reportedly without any contact from the owner, apparently at their own expense.

Board discussed "what next" and determined with the existing CC&Rs nothing can be done until the situation degrades sufficiently to justify initiating legal action.

b. Current Reserve Projects

(1) Painting: Barn exterior including A/C Fence (Rachelle)

Rachelle reported there is nothing to update.

(2) Furnishings, Tables & Chairs: clean, inspect, and replace as required (Barn Cmte)

Rachelle reported there is nothing to update.

(3) Security Cameras

Brandon reported the last four wide-angle security cameras came off backorder and have been installed and are working satisfactorily.

Mary stated there is an unpaid \$300 bill which she cannot pay because there is no address to send a check and the contractor response to neither email nor telephone calls. Brandon knows the contractor and will follow up to get it resolved.

Rachelle reported the cameras have been registered with Sacramento Law Enforcement but have not yet been integrated as the Board approved.

(4) Replace Zinsco Electrical Panels, required by insurance (Barbara/Alex)

Alex reported he has had two electrical engineers working on the project who are questioning "why is the panel being replaced. The existing panel is in good condition and so over-engineered for out use that at maximum the barn draws 32% of it's rated load.

The Board reviewed the history of the project. In March 2025 the inspector for Statewide Insurance recommended: *"Insured should contact a licensed electrician to inspect the Zinsco electrical panel and circuit breakers to determine if the breakers can handle the circuit load and provide written documentation of loss history with said type panels and their circuit breakers."* Ongaro & Sons Electrical examined the two Zinsco panels and stated the smaller "residential" panel must be replaced while the larger "commercial" panel was probably safe but should be replaced simply due to it's brand reputation. Multiple quotes for between \$30,00 and \$110,00 were received.

In January 2026 the Association's insurance was renewed through Mesa Underwriters Specialty Insurance.

After multiple delays the residential panel was replaced by Miller Electrical who also provided a written inspection report for the main panel which concluded *"Based on the stated results of this inspection, as the owner and operator of Miller Electric Inc, I have no reservations in giving assurances of proper switchboard functionality."*

On 2 July, 2026, the inspector from the current insurance carrier voiced no concerns about the existing panel, although a written report has yet to be received.

Alex recommended that the Association first contact the current insurance carrier to determine if they require the panel to be replaced. Barbara volunteered to do so. Thereafter if and only if the panel still must be replaced his engineers have a much more cost-effective solution that has been previously offered.

(5) Concrete Walkways

Barbara reported the work was completed between June 15th and 19th. The actual area completed was slightly larger than originally measured resulting in a \$1,700 cost overrun for the additional concrete required, no additional labor.

Barbara moved to close the item. Mary Seconded

All present were in favor, Item closed.

c. Park Bench Purchase and Dedication Request - Brown Family

Awaiting final installation.

d. Anonymous Complaint about a boat in the driveway at 9241 Linda Rio Drive.

The boat has been removed as the owner had promised to do. Rachelle noted that as is often the case a little bit of patience is better than making something into a problem.

Barbara moved to close the item. Mary Seconded.

All present were in favor, Item closed.

5. New Business

a. Complaint regarding Barking Dog at 2730 Adriatic (Member Jon Bowhay)

The Association received an email from the member on June 14, 2026, which include the following:

We are requesting HOA review of an ongoing nuisance issue involving a neighboring dog that barks loudly and repeatedly for extended periods. The home address is 2730 Adriatic Way.

We have notified the home owner on numerous accounts about this issue over the past year or so and the nuisance continues to happen.

This is interfering with the quiet enjoyment of nearby homes and those of us that work from home during the day. The dog seems to be neglected and there does not seem to be any work on the owners part to remedy the issue. Enough is enough! This is a daily occurrence.

Please review under the College Greens East CC&Rs and Rules & Regulations related to nuisances, personal conduct, and homeowner obligations. I have started keeping a log of dates, times, and duration and can provide documentation if needed.

Barbara placed the item on agenda for the next meeting and provided the following response:

Thank You for contacting us.

Please be advised there is no "Owner's Portal" to log in to, that service was discontinued several years ago but the PayHOA company still leave the website up despite our several requests they remove it.

Your complaint will be added to the agenda for the next regular Board Meeting, July 8, 2026, at 6:30pm.

While I understand the nature of your complaint, I do not know what provision of the CC&Rs you are basing your complaint on. I find no section regarding: "nuisances, personal conduct, and

homeowner obligations", nor any of those subjects separately. The section titled: "Owners' Easements of Enjoyment" is specific to their "...right and easement of enjoyment in and to the Common Area..." which is not applicable to individual properties.

Also: the CGEHOA CC&Rs do not provide any mechanism other than: "The Association, or any Owner, shall have the right to enforce, by any proceeding at law or in equity...", that is to say to file a lawsuit over the matter. You of course have the independent right to do so independently at any time if you are able to identify a violation of the CC&Rs.

Please be sure to attend to present your complaint so the Board of Directors can determine if there is any action possible by the Association, The Association is only able to take action if there is an actual violation of the CC&Rs. If your neighbors are likewise impacted, they also should try to appear.

In the meantime: if you are concerned to the welfare of an animal we advise you contact Sacramento County Animal Services, and if you wish to make a noise complaint call 311 or report online at <https://311.saccounty.gov/>.

No further communication has been received from the complainant, nor did they attend the meeting to explain their expectations.

Brandon moved to close the item. Barbara seconded.

All present were in favor, Item closed.

b. Volunteer Ivy Replacement Project (Member Rem Cooley)

Association Member Remington Cooley attended the meeting to explain his proposal which is attached and included in these minutes by reference.

After considerable explanation and discussion two motions were made.

Mary moved that Remington Cooley be appointed to the College Greens East Homeowners Association Park and Landscape Committee with specific power delegated to peruse funding grants and to arrange utility inspections and marking. Barbara seconded. All present were in favor and Reminton Cooley accepted the appointment.

Brandon moved: the Association approve the proposal, cooperate in abstaining funding grants to include additional item of a low retaining wall at the edge of the sidewalk, Contact U.S. Lawns or other waste removal contractor to haul off the removed ivy and soil and fund same, and appoint other volunteers for the project to the Park and Landscape committee so they may be covered by the Association's Volunteer Workers Compensation Insurance. Rachelle seconded the motion. All present were in favor, motion carried.

6. Member Forum

No other members were in attendance.

7. Subjects Not on Agenda Requiring Emergency Action

Nothing was offered for action.

8. Subjects Not on Agenda Requiring Immediate Action

Nothing was offered for action.

9. Adjourn

All business being completed, Brandon moved to adjourn the meeting.

All present were in favor, meeting adjourned at 7:37 pm.

Draft Minutes submitted and posted for review: July 9, 2026.

A handwritten signature in black ink, appearing to read 'Barbara Ryder', with a long horizontal flourish extending to the right.

BARBARA RYDER

Secretary, College Greens East HOA

PROPOSAL: Crawford Park North Ivy Native Habitat Transition

1. Project Objective

To convert the 1,200 sq. ft. ivy-covered area at the north end of Crawford Park into a low-maintenance, drought-tolerant habitat featuring California's beautiful local landscape. This project aims to improve local biodiversity, reduce water consumption, and create a resilient ecosystem.

2. Scope & Methodology

- **Removal:** Manual extraction of ivy and root systems to ensure long-term site health.
- **Mulching:** Implementation of sheet mulching utilizing cardboard and woodchips to suppress ivy regrowth and enrich soil health.
- **Irrigation:** Conversion of existing sprinklers to a high-efficiency drip irrigation system to ensure independent, water-wise scheduling.
- **Planting:** Selection, sourcing, and planting of climate-appropriate local native plants focused on providing habitat and resources for local pollinators.

3. Safety

- **Utilities:** Prior to any soil disturbance, 811 (DigAlert) will be contacted to ensure all underground utilities are marked.
- **Site Constraints:** Project design and execution will maintain full accessibility and service clearance for the two existing AT&T utility boxes located within the project area.

4. Considerations

- **Irrigation Data:** Can the HOA provide access to the irrigation site map or a walk-through to verify existing irrigation system and specifications.
- **Green Waste:** Can the HOA assist with removal of the 1,200 sq. ft. of ivy debris (e.g., designated staging or disposal).
- **SMUD Shine Grant Partnership:** Is the HOA willing to be an applicant for a SMUD Shine Grant? SMUD provided a Shine grant for this same concept on a large scale at the Ninos Parkway project in Natomas: <https://www.grasslandgardensacto.org/about-the-garden>. This ivy transition is a significantly more manageable project.

5. Future Scalability

The successful conversion of this area will provide a replicable model for mitigating ivy and restoring native vegetation across other sections of Crawford Park in future phases.

Point of contact: Remington Cooley