

Board Meeting Minutes - Deane Gardenhomes Association

Date: October 13th, 2025

Time: 6:30 pm

Location: 20252 Eastwood, Huntington Beach, CA

Attendees: Lee Yamauchi, Mike Heh, Marion (MJ) Lucero, Connie Rivera, Bob Gershman, Peggy McIntosh (Absent – Dave Grau , Martha Werth)

HOMEOWNER SESSION

1. Call to Order

The meeting was called to order at 6:30 pm by MJ.

2. Approval of Previous Meeting Minutes

MJ made a motion to approve the September 9th Minutes. Lee seconded the motion. All approved.

3. Committee Reports

- a. Landscape report. Martha is moving forward with scheduling the palm tree trimming (October timeframe). Indemnity Agreements are ready to be sent to those homeowners with more than one palm tree that will be performing maintenance on their own.
- b. Architecture Committee report. Final details of the Bushard wall painting project being worked out and painting should begin the end of this week. Peggy collected paint samples that will become the standard for Architecture submittals for painting. They comply with the “earth tones” from the CC&R’s.
- c. Finance/Treasurer’s Report. The budget needs to be approved at the next meeting. The Board needs to finalize 2026 assessment amounts before the December 1st deadline to send out invoices. Board members to submit any projects and/or related budgets for 2026 prior to the next meeting.
- d. Technology Report. New website is to be live by November/December time frame.
- e. VP Report. 20272 Deervale closed escrow. Welcome package send out.

4. Old Business

Board Meeting Minutes - Deane Gardenhomes Association

- a. Election update. Board volunteers will be meeting on Oct 21st to assemble the election packages to be mailed before end of week. Connie to send email blast asking everyone to vote so we can meet our 66% quorum.

Following above, the new Fines & Violations policy will be sent to all homeowners with a cover letter reflecting updates from the new code changes under the Davis-Stirling Act. The homeowners have 28 days to provide feedback, otherwise they will be binding.

EXECUTION SESSION:

Board members to identify lots that are not in compliance with CC&R's.

5.0 Next Meeting

The next meeting is scheduled for November 11th at 6:30 pm at 20252 Eastwood. Subsequent meeting scheduled for December 9th at 6:30 pm at 20252 Eastwood.

6.0 Adjournment

The meeting was adjourned at 8:23 pm by MJ.

Minutes submitted by:
Connie Rivera, Secretary

Approved by:
Lee Yamauchi, President