

Madeira Ranch Community Association
BOARD OF DIRECTORS MEETING
Tuesday, July 22, 2025, General Session – 2:00 PM

Location: Racquet Center Studio
8600 Lodge Way, Elk Grove, CA 95757

AGENDA

I. Call to Order

- A. Roll Call & Establish a Quorum
- B. Certify Proof of Notice
- C. Approve Agenda
- D. Approval of Consent Calendar
 - 1. Approve Minutes of April 22, 2025, Board of Directors General and Executive Sessions – **Attachment #1**
 - 2. Receipt of May 20, 2025, Annual Meeting Minutes (Adoption at May 2026 Annual Meeting) – **Attachment #2**
 - 3. Ratify Labarre-Oksnee Insurance Renewal Proposal \$1,826 – **Attachment #3**
 - 4. Rescind Approval of Stroemer CPA Tax Return Filing (AWOM)
 - 5. Approve Newman CPA Review and Tax Return Filing \$1,900 – **Attachment #4**
 - 6. Ratify Procida Landscape Proposal for Pre-Emergent Spray \$550 – **Attachment #5**
 - 7. Remove Dave Kalembe from the Architectural Committee and Add Terri Sublett (TM Staff)
 - 8. Accept Dave Kalembe's Resignation from the Board and Appoint Carol Peterson (TM Staff) to the Unexpired Term of Dave Kalembe

II. Reports

- A. Lifestyle Report
- B. Finance Report (Acceptance of the January 2025 through June 2025 Unaudited Financial Statements) – **Attachment #6**
- C. Association Manager's Report (Work Orders, Liens, Architectural Requests) – **Will Be Sent Separately**
- D. President's Report

III. Old Business

- A. Parking on Street (Intent of the Regulations in the CC&Rs) – **Attachment #7**
- B. Draft Tree and Shrub Replacement Policy – **Attachment #8**

IV. New Business

- A. Architectural Committee Charter and Application – **Attachment #9**
- B. Proposed Community Handbook Language Change Regarding Clubhouse Membership Cards – **Attachment #10**
- C. Bi-Annual Age Verification Program – **Attachment #11**

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- D. Approval of the 2024 Audit and Filing of the Returns – **Attachment #12**
- E. Installation of Bark Mulch – **Attachment #13**
- F. Common Area Lot Turnovers – **Attachment #14**
- G. Flag and Flag Holder Policy – **Attachment #15**
- H. Ring Camera Policy (Part of TM Upgrade Offers) – **Attachment #16**
- I. Moving PODS Policy – **Attachment #17**

V. Open Forum

Owners have the right to speak to the Board. This period is devoted to comments by owners. Except in emergencies, no action may be taken on any matter raised under this item of the agenda until the matter is placed on an agenda as an action item. To accommodate all members, please try to keep your comments to three minutes. This is not a time to discuss compliance issues. Those should be addressed with management outside of a meeting.

VI. Correspondence

VII. Announcements

VIII. Adjournment