Chantarelle Homeowners Association
165 ST. JAMES DRIVE • SONOMA CA 95476

March 17, 2026
Annual Meeting

The Annual Meeting was called to order at 2:00 p.m.

President Susan announced that by acclamation Debbie Bonamassa, Susan Carlisle and Ron Yamato were elected to a two-year term.

The IRS vote ballots were tabulated with 32 yes votes, 0 no vote. Therefore it was RESOLVED that the excess assessments over and above the amount used for operations in the year ended December 31, 2026 be carried forward and applied to the following year's assessments in accordance with Revenue Ruling 70-604.

Meeting adjourned at 2:10 p.m.

Board of Director's
Meeting Minutes
March 17, 2026

President Susan called the meeting to order at 2:20 P.M.

Members Present – Debbie Bonamassa, Susan Carlisle**,** David Wildmon & Ron Yamato
Member Absent - Pat Chace.

Election of Board Officers

Moved, seconded and passed to continue with current officers. Motion passed unanimously.

Minutes-

Moved, seconded and passed to approve the Board & Executive Session meeting minutes of January 20, 2025 contingent upon 142 So. Temelec changed to 142 St James. Motion passed unanimously.

Financials – Ron gave the Treasurer's report.

Moved, seconded and passed to approve the financial statements. Motion passed unanimously.

Committee Reports:
ACC: Janice – Lisa Huttson volunteered to join the committee**.**
Pool: Dale – It was noted pool opening May 1st.

Clubhouse: Marianne –
Landscape: Art – Susan noted that improvement to the clubhouse entrance area along with entrance to community landscape will be made.

Safety/Welfare: Peggy -
Social: Debbie- BBQ Sept 12th, Holiday party December 12th and no first Friday in April.
Sunshine: Jackie –
Welcoming: Rousselle – 229 So T Welcomed
Traffic Calming Project – Sue Carson –

Old Business:
Change in Clubhouse WIFIU and Telephone – Ron noted there is new WIFI with AT&T and phone has been removed.

New Business:
Cost of Newsletter – Ron noted increase in the cost of publishing the newsletter and cost will be monitored.

Insurance Renewal Ratification –

> **Moved, seconded and passed to ratify approval of insurance renewal with increase in premium of $277.** Motion passed unanimously.

2026 Reserve Fund Projects – Ron reviewed his inspection report per Davd and his inspection of the community.

Landscape Projects - Susan noted that improvement to the clubhouse entrance area along with entrance to community landscape will be made

Adjournment –Moved, seconded and passed to adjourn at 2:50 P.M.