

Sherwood Manor Homeowners Association
Board of Director's Meeting Agenda
Wednesday, 11/19/2025, 5:00 pm
Rio Las Palmas, 877 East March Lane, Stockton, CA 95207
Or Via Zoom
<https://us06web.zoom.us/j/83970547736>
Call +1 669 444 9171 US
Meeting ID: 839 7054 7736

I. CALL TO ORDER:

II. ROLL CALL:

III. OPEN FORUM – *During open forum, each attendee may address the Board for up to three minutes to bring to the attention of the Board Association related business. Speakers must observe rules of decorum and not engage in obscene gestures, shouting, profanity or other disruptive behavior. If a speaker is in the middle of a sentence when times is called, he/she may finish their thought before sitting down. The time guidelines ensure that others will have an opportunity to speak.*

IV. BOARD MEETING MINUTES

July 16th & October 15th, 2025 Minutes

V. MANAGEMENT REPORT(S):

1. Property Management

VI. FINANCIALS:

1. October financial review

VII. BOARD DISCUSSION/ACTION ITEMS:

Operations

1. Bylaws & CC&R revise and printing update
2. Information from lawyer regarding final updates and moving forward
3. Insurance
4. Christmas decorations
5. Election update for 2026

Pool

1. Main pool resurfacing bids/leak test
2. Pool & City discussion
3. Bid to rekey gates and doors
4. Cellular serve for the chemical system
5. Solar light installation & bid

VIII. ADJOURNMENT TO EXECUTIVE SESSION:

IX. EXECUTIVE SESSION:

1. July 16th & October 15th, 2025, Executive Minutes
2. ADR & aggressive dog updates
3. Violation/Property request/feedback from owners
4. Hearings/Violations
5. Member Payment of Assessments
6. Lien notifications, referrals & other legal issues
7. Personnel Issues & Updates
8. Director absences

X. ADJOURNMENT: