

MINUTES OF MEETING OF ORINDA DOWNS HOMEOWNERS
ASSOCIATION FEBRUARY 23, 2026

The committee met at the home of President Michael Berta. A quorum was present for the meeting.

1. The minutes of the previous meeting were approved.
2. Patti presented the recommendations of the committee - - Patti and Sue Wecht - - appointed to consider proposals for the improvement of the park strip adjacent to the Wecht's home. Steve Lambert attended and discussed his Garden Light's proposal. The committee decided not to include a proposed walkway along the edge of this property next to the road but agreed to receive a proposal for the strip planting along the lines of the draft presented, not to exceed \$15,000. The committee was asked to meet further with Garden Lights to receive a proposal for consideration at the next meeting.
3. Marty reported on the status of the private road litigation. Counsel for the Association and the county are engaged in discussions and have agreed to an extension of further pleadings while talks continue.
4. Lisa discussed plans and thoughts re production of an updated Community Directory. She proposed and the

committee agreed to make a solicitation of input from members as part of the May annual report to the Association. Marty will update the previous year's notice and work with Lisa on this part of the notice.

5. It was agreed to proceed with the annual OHDA meeting in the park on September 27.
6. The committee next discussed the cracks and aging of the surface of the basketball court. Hatti agreed to work with the contractor who had successfully resurfaced the private road to secure a bid and circulate it for approval.
7. Alex presented a financial report, including the status of the reserve and the committee agreed to a modest dues increase for the coming fiscal year.
8. The committee voted to approve updated CCRs that were changed to reflect mandatory provisions in California 2025 homeowner association laws. Those are posted to the website.
9. Chris provided an update re signage in the park and on the private road. Further signage was discussed.
10. Heather updated on communications and the website.

The meeting adjourned at approximately 7 pm.

OHDA Secretary Marty Glick