



# THE VILLAS COMMUNITY ASSOCIATION

## NOTICE & AGENDA BOARD OF DIRECTORS MEETING

**DATE: Thursday, December 07, 2023**

**TIME: 6:00 P.M. Executive Session | 7:00 P.M. General Session**

**LOCATION: Optimum's Irvine Office and Zoom**

**GENERAL: CALL-IN 669-444-9171 | MEETING ID 890 5993 0937 | PASSWORD 317760**

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Civil Code §4930: The Board may not discuss or act on any item at a non-emergency meeting unless the item was placed on the agenda included in the notice that was posted and distributed pursuant to subdivision (a) of Section 4920.

### **EXECUTIVE SESSION**

Pursuant to Civil Code §4935(a) an Executive Session will be held prior to the General Session to consider any of the following: litigation, matters relating to the formation of contracts with third parties, member discipline, personnel matters, or to meet with a member, upon member's request, regarding the member's payment of assessments, as specified in Section 5665. This is a closed meeting and is not open to owners unless specifically agreed to by the Board per Civil Code §4925(a).

- I. DECLARATION OF QUORUM / CALL TO ORDER** **6:00 P.M.**
- II. CONTRACTS**
- III. DELINQUENCIES**
  - A. A/R Aging & Collections Report 10/31/23
  - B. Homeowner Request to Waive Fines
- IV. HEARINGS / NON-COMPLIANCE**
- V. LEGAL**
- VI. MINUTES**
  - A. 11/06/23 Executive Session
- VII. NON-COMPLIANCE**
- VIII. ADJOURN EXECUTIVE SESSION** **7:00 P.M.**

## **GENERAL SESSION**

- I. DECLARATION OF QUORUM / CALL TO ORDER** 7:00 P.M.
- II. EXECUTIVE SESSION DISCLOSURE**  
Civil Code §4935(e): Any matter discussed in executive session shall be generally noted in the minutes of the immediately following meeting that is open to the entire membership.
- III. HOMEOWNER FORUM (15 Minutes)** 7:20 P.M.  
**(3 minutes per member / 15 minutes maximum)**  
Civil Code §4925(b), 5000(b): The board shall permit any member to speak at any meeting of the association or the board, except for meetings of the board held in executive session. A reasonable time limit for all members of the association to speak to the board or before a meeting of the association shall be established by the board.
- IV. COMMITTEE REPORTS**
- A. Architectural Report
  - B. Landscape Report
  - C. Villa Park Landscape Proposal
  - D. Cool Block Club Committee
  - E. Parking Committee
- V. SECRETARY'S REPORT / MINUTES**
- A. 11/06/23 General Session
- VI. TREASURER'S REPORT / FINANCIALS**
- A. October 2023 Financial Statement
  - B. Review Tax / Audit Proposals
  - C. Board Resolution: Transfers Over \$10K
- VII. GENERAL BUSINESS**
- A. Proposal from 24 HRC for 11 Segura
  - B. Tri-County Lighting – LED Strips
  - C. Approve Invoice from Professional Craftsmen
  - D. Approve Invoice from Hillcrest Construction
  - E. Approve Invoice from 24 HRC for Wood Repairs
  - F. Villas Storage Unit Documents
- VIII. ITEMS NEEDING IMMEDIATE ACTION**  
Before discussing any item not on the posted Agenda pursuant to Civil Code §4930(d), the Board shall openly identify the item to the members in attendance at the meeting.
- IX. NEXT MEETING**  
The next meeting of the Board of Directors will be held on **Thursday, January 25, 2024, at 6:00 pm Executive Session and 7:00 pm General Session** at Optimum's Irvine Office and Via Zoom.
- X. ADJOURN GENERAL SESSION** 8:00

## **MAKING A DIFFERENCE TOGETHER**



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