

# THE VILLAS COMMUNITY ASSOCIATION

## NOTICE & AGENDA BOARD OF DIRECTORS MEETING

**DATE: Thursday, October 24, 2024**

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

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

**[https://optimumpm.zoom.us/j/85491410911?pwd=bb8qKlwmcz  
uA9WttF8xSCH5qAeNK1F.1](https://optimumpm.zoom.us/j/85491410911?pwd=bb8qKlwmcz<br/>uA9WttF8xSCH5qAeNK1F.1)**

**Meeting ID: 854 9141 0911**

**Passcode: 703012**

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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 09/30/24
  - B. Delinquencies: Request to Waive Fees – 21 Navarre (Park)
- IV. HEARINGS (3)**
  - A. Hearing Report
  - B. Hearing: 50 Navarre – Sports Equipment
  - C. Hearing: 11 Morena – Unapproved Ring Door Camera
  - D. Hearing: 11 Morena – Unapproved Door Access Lock
- V. LEGAL**
  - A. Architectural Guidelines Review
- VI. MINUTES**
  - A. 09/26/24 Executive Session
- VII. NON-COMPLIANCE**
  - A. Non-Compliance – 1 Morena (Tree)
  - B. Non-Compliance Violation Notes & Report (Please see Pgs. 183-187)

- C. 16 Navarre
- D. Rules and Regulations

## **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)**

**7:00 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**

**7:15 P.M.**

#### **A. Architectural Committee**

1. ARC Status Report
2. ARC Committee – Door Handle/Lockset
3. Homeowner Request for Appeal – 15 Segura Door & Lockset
4. Electric Vehicle Charging Stations – Requested by Board Member
5. Proposed Major Architectural Application
6. Proposed Minor Architectural Application

#### **B. Landscape Committee**

1. October Landscape Walk Report
2. Villa Park Proposal – Entry Monument Color

#### **C. Cool Block Club Committee**

### **V. SECRETARY'S REPORT / MINUTES**

- A. 07/25/24 General Session (Prev. Tabled)
- B. 09/26/24 General Session

### **VI. TREASURER'S REPORT / FINANCIALS**

- A. 09/30/24 Financial Statement
- B. Approval of Budget & Reserve Study for FYE 12/31/25

### **VII. LIEN RESOLUTIONS**

- A. Resolution to Recor Lien APN# 935-830-41 / 96357503

### **VIII. GENERAL BUSINESS**

- A. Homeowner Request for Reimbursement – Electricity
- B. Proposals (2) Holiday Lighting
- C. OPPM Janitorial Proposal – Street Signs and Monument Sign Cleaning
- D. Homeowner Request – Concrete Pad at Garage
- E. Concrete/Asphalt Proposal
- F. Storage Closet Spreadsheet

### **IX. 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.

### **X. NEXT MEETING**

The next meeting of the Board of Directors will be held on **Thursday, November 21, at 6:00 pm Executive Session and 7:00 pm General Session** at Optimum's Irvine Office and Via Zoom.

### **XI. ADJOURN GENERAL SESSION**

**8:00**