

MINUTES
GENERAL SESSION
BOARD OF DIRECTORS MEETING
THE VILLAS COMMUNITY ASSOCIATION
A California Nonprofit Corporation

JUNE 23, 2022

Notice of Meeting

In accordance with Civil Code §4920, notice of the meeting and the agenda was posted at the community pool at least four (4) days prior to the General Session of the Board of Directors of The Villas Community Association held on the above date at Optimum Professional Property Management, Irvine, California and Zoom.

Roll Call

A quorum of the Board (Five Members per Bylaws) was established with the following Directors in attendance:

Directors Present: Daniel Wells, President
Angie Dickson, Vice President
Marilyn Curry, Treasurer
Jill Cooper, Secretary
Ali Gharavi Esfahani, Member at Large

Directors Absent: NONE

Others Present: Jennifer White, CMCA®, Optimum Professional Property Management, Inc.
Linda Melin – 12 Morena
Margaret Jung – 15 Segura

Executive Session Disclosure §4935(a)

In accordance with Civil Code §4935(e), notification is hereby provided of an Executive Session of the Board of Directors held prior to this meeting on June 23, 2022 from 6:21 p.m. to 7:21 p.m. for the following:

- Delinquencies: A/R Aging & Collection Report 05/31/22
- Hearings/Non-Compliance (7): Non-Compliance of the Governing Documents
- Legal: Water Damage Concern Update (2)
- Minutes: Executive Session 05/26/22

Call to Order General Session

President and Presiding Chair, Daniel Wells, called the General Session to order following Executive Session at 7:21 p.m.

Homeowner Forum

In accordance with State Statute the homeowners present were given an opportunity to address the Board of Directors. The following items were presented:

- Architectural Application
- Garage Electricity
- Parking/Garage Use
- Water Usage

Architectural Review Committee

The following architectural applications were reviewed and approved as submitted by the Architectural Review Committee:

1. 34 Navarre (Mr. Ando) dated 05/11/22 to install a ring doorbell.

Landscape Committee

No update at this time.

Executive Sub Committee – Racquet Club Sale

No update at this time.

Painting Committee

Management provided update regarding community wide painting and repairs.

Secretary's Report / Minutes

A motion was made, seconded, and unanimously carried to APPROVE the Minutes of the May 26, 2022 General Session of the Board of Directors as written.

Treasurer's Report / Financial Statements

A motion was made, seconded, and unanimously carried to ACCEPT the financial statements and reconciled bank statements for period(s) ending 05/31/22 as presented, subject to audit/review at fiscal year-end by a CPA.

Board Resolution – Monetary Transfers Civil Code Sections 5380(b)(6) and 5502

A motion was made, seconded, and unanimously carried to APPROVE the Board Resolution confirming compliance with Civil Code Sections 5380(b)(6) and 5502 requiring prior written approval of the Board of Directors before any financial transfers greater than five thousand dollars (\$5,000) if 50 or fewer units and ten thousand dollars (\$10,000) for 51 or more units or five percent (5%) of an association's total combined reserve and operating expenses; and Civil Code Section 5500 requires monthly review by the Board of all of the financial statements specified therein; and Civil Code Section 5501 provides that: The review requirements of Section 5500 may be met when every individual member of the board, or a subcommittee of the board consisting of the treasurer and at least one other board member, reviews the documents and statements described in Section 5500 independent of a board meeting, so long as the review is ratified at the board meeting subsequent to the review and that ratification is reflected in the minutes of that meeting.

Invoice Approval

A motion was made, seconded, and unanimously carried to TABLE the payment of invoice #155100 from Tri-County Lighting dated 05/02/22 for LED strips installation and doorbell transformer replacement for \$1,860.15 until the July board meeting pending further review.

Delinquencies: Approval to Record Lien

In accordance with California Civil Code §5673: A motion was made, seconded, and unanimously carried to APPROVE recording a lien in accordance with the Association's adopted Delinquent Assessment Collection Policy and California Civil Code on property identified as:

- APN #935-620-17 / ACCT #96320462

Atrium/Patio & Water Intrusion Policy

A motion was made, seconded, and unanimously carried to TABLE the atrium/patio and water intrusion policy until the July board meeting pending further review.

Residence Guide Revision

A motion was made, seconded, and unanimously carried to TABLE the residence guide revision until the July board meeting pending further review.

Tenant Information Policy

A motion was made, seconded, and unanimously carried to TABLE the proposed tenant leasing/rental rules until the July board meeting pending further review.

SCE Switch to OC Power Authority

A motion was made, seconded, and unanimously carried to TABLE the discussion of the SCE switch to OC Power Authority until the July board meeting pending further review.

Villa Park Fuel Surcharge

A motion was made, seconded, and unanimously carried to APPROVE the temporary Villa Park fuel surcharge.

Homeowner Request: Flowers Reimbursement – 5 Segura

A motion was made, seconded, and carried to APPROVE the request of Agnes Dickson owner of 5 Segura dated 06/09/22 for reimbursement from the Association for flowers in the amount of \$109.23 to be paid from Operating G/L #10100.

ABSTAIN: DICKSON

Homeowner Request: Landscape Reimbursement – 38 Navarre

a motion was made, seconded, and carried to APPROVE the request of Jill Cooper owner of 38 Navarre dated 05/31/22 for reimbursement from the Association for landscaping materials in the amount of \$16.12 to be paid from Operating G/L #60400 (Landscape Supplies).

ABSTAIN: COOPER

CC&R Insurance Amendment

A motion was made, seconded, and unanimously carried to APPROVE the formation of an Ad Hoc CC&R Amendment Committee for the purpose of reviewing the CC&Rs and providing recommendations for amendments. Furthermore, the Board appoints the following owners to serve on the committee: Marilyn Curry and Ali Gharavi Esfahani.

Approve Renewal Quote or New Proposal for Insurance Renewal 07/24/22

A motion was made, seconded, and unanimously carried to APPROVE appointing Dan Wells and Jill Cooper to review and approve the insurance renewal for 07/24/22 in-between meetings, due to timing and receipt of quote/proposals, which will be ratified at the July Board meeting.

Umbrellas at Pool Area

A motion was made, seconded, and unanimously carried to TABLE the umbrellas at the pool area discussion until the July board meeting pending further review.

Cameras at Pool & Dumpster Areas

A motion was made, seconded, and unanimously carried to TABLE the cameras at the pool and dumpster area discussion until the July board meeting pending further review.

Next Meeting

Meetings of the Board of Directors are held every month on the 4th Thursday. The Annual Membership Meeting and Election is held in January. The next meeting of the Board of Directors is scheduled for Thursday, July 28, 2022 at 6:15 p.m. Executive Session, 7:00 p.m. General Session at Optimum and Zoom.

Adjourn General Session

There being no further business to come before the Board of Directors in General Session, a motion was made, seconded, and unanimously carried to ADJOURN at 9:26 p.m.

SECRETARY'S CERTIFICATE

I, JILL-ANN M. COOPER, duly Appointed and Acting Secretary of The Villas Community Association, do hereby certify that the foregoing is a true and correct copy of the Minutes of the General Session of the Board of Directors held on the above date, as approved by the Board of Directors of The Villas Community Association.

ATTEST:

Jill-Ann M. Cooper
Appointed Secretary

August 26, 2022
Dated