

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

JUNE 27, 2024

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 (Three Members per Bylaws) was established with the following Directors in attendance:

Directors Present: Daniel Wells, President
Angie Dickson, Vice President
Stan Jung, Secretary
Marilyn Curry, Treasurer
Ali Gharavi Esfahani, Member at Large – *VIA ZOOM*

Directors Absent: None

Others Present: Jenn Luckham, Community Manager, Optimum Professional Property Management

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 27, 2024 from 6:00 p.m. to 7:00 p.m. for the following:

- Delinquencies: A/R Aging & Collection Report 05/31/24
- Hearings (1) Windows
- Legal: Architectural Guidelines, Non-Compliance, Notice of Entry
- Minutes: Executive Session 05/23/24

Call to Order General Session

President and Presiding Chair, Daniel Wells, called the General Session to order at 7:00 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:

- None

Architectural Review Committee

A motion was made, seconded, and unanimously carried to ACCEPT the architectural application report from 05/01/24 to 05/31/24.

Landscape Committee Report

Dan Wells provided a verbal report to the Board. No further action was taken.

Cool Block Club Committee

Angie Dickson updated the Board about the upcoming community barbeque. The date for the community event will be on September 15th from 5-7. Management was asked to request donations from the vendors.

Secretary's Report / Minutes

A motion was made, seconded, and unanimously carried to TABLE the Minutes of the May 23, 2024 General Session of the Board of Directors pending corrections.

Treasurer's Report / Financial Statements

A motion was made, seconded, and unanimously carried 05/31/24 as presented, subject to audit/review at fiscal year-end by a CPA.

Morgan Stanley CD Maturing 07/25/24

A motion was made, seconded, and unanimously carried to APPROVE rolling over the Certificate of Deposit at Morgan Stanley, Reserve Account G/L #15205 in the amount of \$100,000.00 plus interest maturing 07/25/24 for a term of twelve (12) months at the best available rate.

Morgan Stanley CD Maturing 08/23/24

A motion was made, seconded, and unanimously carried to TABLE rolling over the Certificate of Deposit at Morgan Stanley, Reserve Account G/L #15210 in the amount of \$150,000.00 plus interest maturing 08/23/24 for a term of twelve (12) months until the July board meeting.

Morgan Stanley CD Maturing 08/23/24

A motion was made, seconded, and unanimously carried to TABLE rolling over the Certificate of Deposit at Morgan Stanley, Reserve Account G/L #15215 in the amount of \$50,000.00 plus interest maturing 08/23/24 for a term of twelve (12) months until the July board meeting.

Morgan Stanley CD Maturing 08/23/24

A motion was made, seconded, and unanimously carried to TABLE rolling over the Certificate of Deposit at Morgan Stanley, Reserve Account G/L #15275 in the amount of \$50,000.00 plus interest maturing 08/23/24 for a term of twelve (12) months until the July board meeting.

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.

Wall at 15 Segura Proposals (3)

The Board reviewed three (3) proposals to repair the exterior wall at 15 Segura. A motion was made, seconded, and unanimously carried to APPROVE the proposal from Pro-Tec Building Services dated 02/21/24 to perform slump stone block wall repairs at 15 Segura for \$2,921.00 to be paid from Reserves G/L #32100 (Fencing, Walls & Railings).

Abstain: Stan Jung

Noise Complaint – Landscapers

The Board reviewed the complaints about the noise of the landscapers equipment. The Board requested management to respond to the homeowners. No further action was taken.

Community Wide Tree Trimming

A motion was made, seconded, and unanimously carried to TABLE the four (4) proposals to trim common area trees throughout the community until the July board meeting pending further review.

Community Wide Slurry Seal

The Board reviewed the Scope of Work provided by Ben's Asphalt. The Board requested management to request two more proposals. No further action was taken.

20 Segura – Interior Repairs

A motion was made, seconded, and unanimously carried to TABLE the revised proposal from Professional Craftsmen dated 04/02/24 for interior repairs at 20 Segura for \$9,885.00 until the July board meeting pending further information.

21 Navarre –Front Door

The Board reviewed the information for the door replacement at 21 Navarre. The Board directed management to notify the homeowner that this would be the homeowner's responsibility.

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 25, 2024, at 6:00 p.m. Executive Session, 7:00 p.m. General Session at Optimum and Zoom.

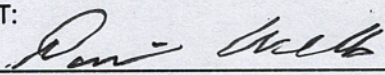
Adjourn General Session

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 9:25 p.m.

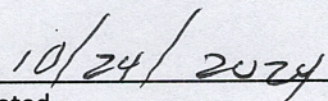
SECRETARY'S CERTIFICATE

I, _____, 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:



Appointed Secretary



Dated