

THE VILLAS COMMUNITY ASSOCIATION

NOTICE & AGENDA

BOARD OF DIRECTORS MEETING

DATE: THURSDAY, MARCH 28, 2019

TIME: 6:15 P.M. EXECUTIVE / 6:45 P.M. GENERAL

LOCATION: RANCHO SENIOR CENTER

3 ETHEL COPLEN WAY, IRVINE

Civil Code §4930: The Board may NOT discuss or take action 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).

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| I. | DECLARATION OF QUORUM / CALL TO ORDER | 6:15 P.M. |
| II. | CONTRACTS ~ GUEST SPEAKERS | 6:15 P.M. |
| III. | DELINQUENCIES | 6:20 P.M. |
| | A. A/R Aging & Reconciliation Reports 02/28/19 | |
| IV. | HEARINGS | 6:25 P.M. |
| V. | MINUTES | 6:35 P.M. |
| | A. 01/24/19 Executive Session Minutes | |
| VI. | NON-COMPLIANCE | 6:35 P.M. |
| VII. | ADJOURN EXECUTIVE SESSION | 6:45 P.M. |

GENERAL SESSION

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| I. | DECLARATION OF QUORUM / CALL TO ORDER | 6:45 P.M. |
| II. | EXECUTIVE SESSION DISCLOSURE | |
| | <i>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.</i> | |
| III. | HOMEOWNER FORUM (15 Minutes) | 6:45 P.M. |
| | (3 minutes per member / 15 minutes maximum) | |
| | <i>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.</i> | |
| IV. | COMMITTEE REPORTS ~ VERBAL | 7:00 P.M. |
| | A. Architectural Committee | |
| | B. Landscape Committee | |
| | 1. February Landscape Walk | |

2. GLS Proposal #151 ~ Removal of Carrotwood Tree ~ \$400.00
3. Great Scott Proposal ~ 2019 Tree Trimming and Removal

V. SECRETARY'S REPORT / MINUTES 7:15 P.M.

- A. 01/24/19 Emergency Minutes to Appoint IOE
- B. 01/24/19 Annual Membership Meeting and Election
- C. 01/24/19 Organizational Meeting
- D. 01/24/19 General Session Meeting Minutes
- E. 02/06/19 Emergency Meeting Minutes via Email ~ 50 Navarre
- F. 02/06/19 Emergency Meeting Minutes via Email ~ 52 Navarre
- G. 02/06/19 Emergency Meeting Minutes via Email ~ 23 Segura
- H. 02/20/19 Emergency Meeting Minutes via Email ~ 38 Navarre

VI. TREASURER'S REPORT / FINANCIALS 7:15 P.M.

- A. 01/31/19 Financial Statement
- B. 02/28/19 Financial Statement
- C. At Maturity Request Form
- D. At Maturity Request Form
- E. At Maturity Request Form
- F. Approval of Draft Audit FYE 12/31/18

VII. RESOLUTION TO RECORD LIEN

VIII. GENERAL BUSINESS 7:45 P.M.

- A. Guest Speaker John Abboud, V.P. of KB Homes ~ Racquet Club
- B. Appoint Director to Fill Vacancy Created By Beth Kojian (Treasurer) on 01/01/19 for Term Expiring January 2020
- C. Approval of Tile Roof Replacement Proposal (3)
- D. Homeowner Request for Reimbursement ~ Sofa Water Damage \$200.00
- E. Homeowner Request for Reimbursement ~ Garage Electrical \$200.00
- F. 03/19/19 Ben's Asphalt Proposal ~ Painting of Storm Drains
- G. Purchase of Memorial Bench
- H. Discussion ~ Annual Community Event

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. SUMMARY OF ACTION TAKEN (REVIEW ONLY)

- A. Action List
- B. Correspondence
- C. Maintenance
- D. Non-Compliance
- E. Community Map

XI. NEXT MEETING

The next Board Meeting is scheduled for Thursday, May 23, 2019 at 6:15 p.m. Executive / 6:45 p.m. General at the Rancho Senior Center

XII. ADJOURN GENERAL SESSION 8:00 P.M.

Professionally Managed By:
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