



THE VILLAS COMMUNITY ASSOCIATION

NOTICE & AGENDA BOARD OF DIRECTORS MEETING

DATE: Thursday, August 22, 2024

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

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 07/31/24
- IV. HEARINGS / NON-COMPLIANCE**
- V. LEGAL**
- VI. MINUTES**
 - A. 07/25/24 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. Landscape Report/Proposals
 - B. Review of Minor & Major Architectural Applications
 - C. Architectural Report
 - D. Review of 1 Morena Correspondence
 - E. Cool Block Club Committee
- V. SECRETARY'S REPORT / MINUTES**
- A. 07/25/24 General Session
- VI. TREASURER'S REPORT / FINANCIALS**
- A. July 2024 Financial Statement
 - B. CD 9/27/24GL #15250
 - C. CD 9/27/24 GL #15255
 - D. Board Resolution: Transfers Over \$10K
- VII. GENERAL BUSINESS**
- A. Villa Park Increase Letter
 - B. Aqua-Tek Service Fee Charge
 - C. Proposals for Roof Repairs at 32 Morena
 - D. Proposals for Community Wide Asphalt Slurry
 - E. Proposals from South County Plumbing
 - F. Proposals from Professional Craftsmen
 - G. Proposal from PRB Roofing – 18 Navarre
 - H. Proposals for 35 Morena- 24 HRC & PRB Roofing
 - I. Discussion for Storage Units
- 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, September 26, 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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