

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

AUGUST 5, 2021

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 **via Zoom Teleconference**.

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
Jill Cooper, Secretary
Cathy Lewis, Member at Large

Directors Absent: Ali Gharavi Esfahani, Treasurer

Others Present: Jennifer White, CMCA®, Optimum Professional Property Management, Inc.
Morgan Winegar, Director CMCA®, Optimum Professional Property Management, Inc.
Bill Brosnan – Carasso Construction

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 **August 5, 2021 from 3:00 p.m. to 3:29 p.m.** for the following:

- Hearing (1): Reimbursement Assessment

Call to Order General Session

President and Presiding Chair, Daniel Wells, called the General Session of the Board of Directors to order **following Executive Session at 3:30 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

Community Wide Wood Repair Proposals

A motion was made, seconded, and unanimously carried to APPROVE the proposal from Carasso Construction dated 08/04/21 to perform the community wide wood repairs for a cost not to exceed \$51,000.00 to be paid from Reserves G/L #35400 (Painting).

Next Meeting

Note: Meetings of the Board of Directors are held monthly except no meeting is held in December. The Annual Membership Meeting and Election is held in January.

The next meeting of the Board of Directors is scheduled for **Thursday, August 26, 2021** at 6:15 p.m. Executive Session, 7:00 p.m. General Session at Optimum.

The Villas Community Association

Special General Session Minutes

August 5, 2021

Page 2 of 2

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 **4:30 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