

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

NOVEMBER 22, 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
Ali Gharavi Esfahani, Treasurer
Jill Cooper, Secretary
Cathy Lewis, Member at Large

Directors Absent: None

Others Present: Jennifer White, CMCA®, Optimum Professional Property Management, Inc.

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 **October 28, 2021 from 6:17 p.m. to 7:15 p.m.** for the following:

- Delinquencies: A/R Aging Report 09/30/21
- Hearings (8): Non-Compliance of the Governing Documents
- Legal: Geotechnical Investigation, Vehicle Violation, Water Damage Concern Update and Drainage, Executive Committee
- Minutes: Executive Session 09/23/21

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 2:31 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

Architect for Community Wide Repairs Proposals

A motion was made, seconded, and unanimously carried to APPROVE the proposal from Smith Architects dated 11/22/21 to prepare the drawings/exhibits needed for City permits for the already approved community wide repairs for \$2,200.00 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, December 9, 2021** at 6:15 p.m. Executive Session, 7:00 p.m. General Session at Optimum.

The Villas Community Association

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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 **2:37 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:

APPROVED

12.09.21

Appointed Secretary

Dated