

THE VILLAS COMMUNITY ASSOCIATION

NOTICE & AGENDA

BOARD OF DIRECTORS MEETING

DATE: THURSDAY, JUNE 23, 2022

TIME: 6:15 P.M. EXECUTIVE / 7:00 P.M. GENERAL

LOCATION: VIA ZOOM OR OPTIMUM

GENERAL: CALL-IN: 669-900-9128

MEETING ID: 884 5832 2795 / PASSWORD: 774699

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 | 6:15 P.M. |
| III. | DELINQUENCIES | 6:15 P.M. |
| | A. A/R Aging & Collection Report 05/31/22 | |
| IV. | HEARINGS | 6:25 P.M. |
| | A. Hearing Summary Report | |
| | B. Hearing: Garage Use | |
| | C. Hearing: Architectural Improvements | |
| | D. Hearing: Architectural Improvements | |
| | E. Hearing: Miscellaneous | |
| | F. Hearing: Architectural Improvements | |
| | G. Hearing: Architectural Improvements | |
| | H. Hearing: Pets | |
| V. | LEGAL | 6:25P.M. |
| | A. Water Damage – Status Update | |
| | B. Water Damage – Status Update | |
| VI. | MINUTES | 6:55 P.M. |
| | A. 05/26/22 Executive Session | |
| VII. | NON-COMPLIANCE | |
| VIII. | ADJOURN EXECUTIVE SESSION | 7:00 P.M. |

GENERAL SESSION

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| I. | DECLARATION OF QUORUM / CALL TO ORDER | 7:00 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) | 7:00 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</i> | |

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 7:15 P.M.

- A. Architectural Committee
 - 1. Architectural Applications / Notice of Completions May Report
- B. Landscape Committee
- C. Executive Committee
- D. Painting Committee
 - 1. Community Wide Painting/Repair Update

V. SECRETARY'S REPORT / MINUTES 7:20 P.M.

- A. 05/26/22 General Session Minutes

VI. TREASURER'S REPORT / FINANCIALS 7:25 P.M.

- A. 05/31/22 Financial Statements
- B. Board Resolution: Transfers Over \$10K
- C. Invoice Approval

VII. LIEN RESOLUTIONS 7:30 P.M.

VIII. GENERAL BUSINESS 7:35 P.M.

- A. Atrium/Patio & Water Intrusion Policy
- B. Residence Guide Revision
- C. Tenant Information Policy
- D. SCE Switch to OC Power Authority
- E. Villa Park Fuel Surcharge
- F. Homeowner Request: Flowers Reimbursement – 5 Segura
- G. Homeowner Request: Landscape Reimbursement – 38 Navarre
- H. CC&R Amendment
- I. Approve Renewal Quote or New Proposal for Insurance Renewal 07/24/22
- J. Umbrellas at Pool Area
- K. Cameras at Pool & Dumpster Areas

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. NEXT MEETING

The next Board Meeting is scheduled for **July 28, 2022** at 6:15 p.m. Executive / 7:00 p.m. General via Zoom at OPPM.

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

Professionally Managed By:
Optimum Professional Property Management, Inc.
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