

THE VILLAS COMMUNITY ASSOCIATION

NOTICE & AGENDA

BOARD OF DIRECTORS MEETING

DATE: THURSDAY, SEPTEMBER 29, 2022

6:00 P.M. GENERAL

LOCATION: VIA ZOOM OR OPTIMUM

GENERAL: CALL-IN: 669-900-9128

MEETING ID: 836 9949 2093 / PASSWORD: 710827

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.

GENERAL SESSION

- I. DECLARATION OF QUORUM / CALL TO ORDER 6:00 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) 6:00 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 6:15 P.M.**
- A. Architectural Committee
 - a. Architectural Applications / Notice of Completions August Report Pg. 35
 - B. Landscape Committee
 - a. Villa Park Proposal #3251-22: August Punchlist Pg. 39
 - b. Villa Park Proposal #3049-22: Landscape Installation at 31 Navarre Pg. 40
 - c. Villa Park Proposal #3253-22: Drip Irrigation Installation Pg. 41
 - d. Villa Park Proposal #4078-22: September Punchlist Pg. 44
 - e. Villa Park Proposal #4079-22: Community Wide Mulch Pg. 45
 - f. Villa Park Proposal #4157-22: Remove/Replace Landscape at 47 Morena Email
 - g. Villa Park Proposal #4158-22: Insecticide Application to Turf Email
 - h. Villa Park Proposal #4159-22: Overseed Turf Email
 - C. Painting Committee Discussion
- V. SECRETARY'S REPORT / MINUTES 6:20 P.M.**
- A. 08/25/22 General Session Minutes Pg. 47
- VI. TREASURER'S REPORT / FINANCIALS 6:25 P.M.**
- A. 08/31/22 Financial Statements Pg. 53
 - B. Board Resolution: Transfers Over \$10K Discussion
 - C. Draft Reserve Study FYE 12/31/23 Pg. 110
 - D. Budget FY 01/01/23-12/31/23 Email
 - 1. Adopt Reserve Funding Plan in General Session
 - 2. Review All Items with Zero Useful Life Listed on Current Reserve Study:
Are Any Items Being Deferred?
 - E. Invoice Approval Pg. 164
- VII. LIEN RESOLUTIONS 6:30 P.M.**

VIII. GENERAL BUSINESS

6:35 P.M.

- A. South County Plumbing Proposal – Reroute at 50 Navarre Pg. 167
- B. Monthly Patrol Proposals (4) Pg. 170
- C. Parking/Garage Usage Discussion
- D. Landscape/Irrigation Survey & Solar Usage Discussion
- E. Welcome Committee/Social Event Pg. 229
- F. Aqua-Tek Proposal – Pool/Spa Filter Replacement Pg. 233
- G. Aqua-Tek Proposal – Pool/Spa Chemical Controller Replacement Pg. 234
- H. Whitney Petchul – Notice of Rate Change Pg. 235
- I. Concrete Hazard Solutions Proposal – Community Wide Grinding Pg. 238
- J. Annual Roof Maintenance Proposals Pg. 243
- K. Annual Termite Evaluation Discussion
- L. CC&R Amendment Discussion
- M. Approve Gift Card for Landscape Foreman Jesus Castaneda Discussion

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 **October 27, 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.
Los Angeles: 21250 Hawthorne Blvd, Suite 700, Torrance, CA 90503 (310) 218-4010
Orange County: 230 Commerce, Suite 250, Irvine, CA 92602 (714) 508-9070
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