

Heritage at Diamond Oaks Owners Association

◆ 2200 Douglas Boulevard, Suite 130A ◆ Roseville, CA 95661 ◆ (916) 784-6605 ◆

Board of Directors Regular Meeting

Agenda

October 21, 2025

Location: Johnson Ranch Management, 2200 Douglas Blvd, #130A, Roseville, CA 95661

- I. CALL TO ORDER – 5:30PM
- II. APPROVAL OF MINUTES – 7/15/25 REGULAR AND 7/15/25, 7/24/25, 8/12/25, AND 9/9/25 EXECUTIVE MEETING MINUTES
- III. OPEN FORUM & HOMEOWNER CORRESPONDENCE
- IV. **FINANCIAL BUSINESS**
 - A. FINANCIAL STATEMENT
 - B. DELINQUENCY REPORT
 - C. COLLECTIONS
 - D. TRANSFER FUNDS TO RESERVE
 - E. BUDGET
- V. **COMMITTEE REPORTS**
 - A. ACC
 - B. LANDSCAPE
 - C. NEWSLETTER
- VI. **UNFINISHED BUSINESS**
 - A. FIREWISE COMMUNITY
- VII. **NEW BUSINESS**
 - A. APPOINTMENT OF BOARD & OFFICERS
 - B. RESOLUTION - IRS RULING 70-604
 - C. RESERVE STUDY
 - D. GATE CODES
 - E. ACCOUNTING CONTRACT
 - F. ANNUAL REVIEW AND TAX ENGAGEMENT LETTER
- VIII. NEXT MEETING – JANUARY 13, 2026
- VIII. ADJOURNMENT

Meetings are open to all homeowners, with the exception of Executive Sessions. Homeowner participation is limited to Open Forum. There will be no homeowner discussions during Board business.