

Vista Park Villas Condominium Association

Board of Directors Meeting Agenda

January 15, 2026, at 6:00 PM

Onsite in the room next to the pool

1. General Session *(Open to All Owners)*

6:00 PM

- A) Call to Order
- B) Homeowner Forum
- C) Management Report
 - Executive Session Disclosures
- D) Consent Calendar
 - Secretary's Report: Approval of Minutes – December 18, 2025, General Session
 - Treasurer's Report: Financial Statements – December 2025
- E) Old and New Business
 - Enhanced Landscape Monthly Report – November
 - Hanna Plumbing Proposals
 - Precision Gate Proposal
 - Draft Budget 2026-2027
 - Draft Reserve Study
 - Mitigation Proposals – 1M Restoration & Repair
 - JCI Proposals
- F) Next Board Meeting
- G) Adjournment

2. Executive Session *(Closed Meeting – Board Members Only)*

7:00 PM

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| A) Call to Order | D) Third Party Contracts/Proposals |
| B) Member Discipline | E) Legal Matters |
| C) Secretary's Report | F) Delinquency Report |
| E) Adjournment | |