

# THE VILLAS COMMUNITY ASSOCIATION

## NOTICE & AGENDA BOARD OF DIRECTORS MEETING

**DATE:** Thursday, April 24, 2025

**TIME:** 6:00 P.M. Executive Session | 7:00 P.M. General Session

**LOCATION:** Optimum's Irvine Office and Zoom

**[https://optimumpm.zoom.us/j/85491410911?pwd=bb8qKlwmcz  
uA9WttF8xSCH5qAeNK1F.1](https://optimumpm.zoom.us/j/85491410911?pwd=bb8qKlwmcz<br/>uA9WttF8xSCH5qAeNK1F.1)**

**Meeting ID: 854 9141 0911**

**Passcode: 703012**

**(669) 444-9171**

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Civil Code §4930: The Board may not discuss or act 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).

- I. DECLARATION OF QUORUM / CALL TO ORDER 6:00 P.M.**
- II. DELINQUENCIES**
  - A. A/R Aging & Collections Report 03/31/25
- III. HEARINGS/NON-COMPLIANCE**
- IV. LEGAL**
- V. MINUTES**
  - A. 03/20/25 Executive Session
- VI. ADJOURN EXECUTIVE SESSION 7:00 P.M.**

### **GENERAL SESSION**

- I. DECLARATION OF QUORUM / CALL TO ORDER 7:00 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) 7:00 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**

**7:15 P.M.**

- A. Architectural Committee
  - 1. ARC. Status Report
  - 2. ARC Applications
- B. Landscape Committee –
  - 1. 04/04/25 Landscape Walk
  - 2. Annual Tree Trimming Proposals & Removals (3)
- C. Cool Block Club Committee

**V. SECRETARY'S REPORT / MINUTES**

- A. 03/20/25 General Session

**VI. TREASURER'S REPORT / FINANCIALS**

- A. 03/31/25 Financial Statement
- B. CD Maturity G/L# 15230 (Prev. Tabled)
- C. Approval of Draft Audit FYE 12/31/24

**VII. LIEN RESOLUTIONS**

**VIII. GENERAL BUSINESS**

- A. Lighting Maintenance Proposals (3)
- B. Annual Barbecue
- C. Storage Closet Spreadsheet Update

**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 meeting of the Board of Directors will be held on **Thursday, May 22, 2025 at 6:00 pm Executive Session and 7:00 pm General Session** at Optimum's Irvine Office and Via Zoom.

**XI. ADJOURN GENERAL SESSION**

**8:00**