

HILLSBOROUGH 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

Zoom conference call information:

(669) 900 9128

Meeting ID: 859 7714 6483

Passcode: 506885

- I. Call to Order: 1:30 PM**
- II. Roll Call / Approval of Minutes:**
8/19/25 Regular & Executive Meeting Minutes & 9/30/25 executive minutes
- III. Owners Forum / Complaints/ Homeowner Correspondence**
- IV. Reports from Committees and Representatives:**
 - A. Financial Review -
 - 1. Financial Statement
 - 2. Delinquency Report
 - 3. Budget
 - B. Architectural Control Committee
 - C. JR East – Quarterly Meeting scheduled for January 20, 2026
 - D. JROCC – Quarterly Meeting scheduled for December 4, 2025
 - E. Manager’s Report
- V. Unfinished Business:**
 - A. Thornhill Pedestrian Gate Surface
 - B. Sealcoat
- VI. New Business:**
 - A. Enforcement – Cumulative Violation Report - *Executive Session – If necessary (Confidential - Violation Hearings – 2 scheduled)*
 - B. Light Fixtures at Entrances
 - C. Reserve Study
 - D. Landscape Contract
 - E. Accounting Contract
 - F. Annual Review and Tax Engagement Letter
 - G. Board Member Resignation
- VII. Next Board Meeting:**
Tuesday, November 18, 2025 / Monthly Board meetings are on the 3rd Tuesday at 1:30 PM; excluding May and December recesses.
- VIII. Adjournment**
NOTE: Board Meeting Agendas are FINAL four (4) days before the scheduled meeting date.
*CA Civil Code 4920