

Village Homes Property Owners Association
Tuesday, November 14th , 2023 – 6:00 p.m.
<https://us06web.zoom.us/j/84028449928>
REGULAR SESSION AGENDA

1. Call to Order and Establish Quorum of the Board
2. **Approval of General Minutes October 10th , 2023** **p. 16-18**
3. **Homeowner Comments (limited to three (3) minutes)**
Member Comments: Comments shall be limited to 3 minutes per speaker and may address any relevant issue that is or is not on the current agenda. No action will be taken on public comments, except they may be incorporated into a future meeting agenda item.
4. President: Year – At -A- Glance Review Monthly Goals/ Items for the month of November p.19
5. Active Business
 - a. Draft Budget – mm p.20-23
 - b. Community Practice Items of Note – ae p.24-33
 - c. Letter Templates - mm
 - d. CC&R's - mm
 - e. Termites/Dry Rot - ae
 - f. Pool Fencing/Illegal Use of Pool - kc
 - g. WLB Wall Project / Insurance claim update - tb
 - h. Owner Tenant Forms (sample)- ae
 - i. Quarterly In Person Hybrid Meetings - th
 - j. Nettlebrook Drain - ae
 - k. Fire Awareness Presentation - ae/th
 - l. Carden Conejo
- Inactive Business
 - a. Violation log Procedure/Fines Policy/Vantaca - ae/jd
 - b. Clubhouse Rental Rates/Insurance Requirements - kc/jd
 - c. Water usage/ restrictions/ drought tolerant landscape – mm
 - d. Broken wall on Twinfoot – ae
 - e. Dogs off leash / Signs - jd
 - f. White Cracked Stucco Wall on Triunfo - ae
6. Committee Reports
 - a. Greenbelt - mm
 - b. Landscape Enhancements -th
 - c. Pool - kc
 - d. Architectural - mm
 - e. Finance – mm p.34-36
 - f. Violations (inactive) – ae/jd
7. **Financial Report- mm**

September . October p.37-157

Liens
CD Renewal(s)

8. Proposals -

- | | |
|---|------------------------|
| a. Hp Plumbing - Drain | p.158-159 |
| b. Nettlebrook Drain | p.160-169 |
| c. Slade Landscape – Irrigation Repairs (Ratify) | p.170-175 |
| d. Slade Landscape – Timer Installation | p.176-177 |
| e. Slade Landscape – Juniper Trimming | p.178-180 |
| f. Treescapes | (Email) 181-182 |
| g. Skedda Subscription Change | p.183-185 |
| h. Hydropoint Quote | p.186-187 |
| i. Letter from Hilshafer – Increase | p.188 |

9. Management Report - ae **p.189**

- | | |
|---|------------------|
| a. Previous Months Actions – Informational | p.190-192 |
| b. Drive Through | p.193-194 |
| c. Violations Report | (email) |
| d. Architectural Log | p.195 |
| e. Clubhouse Improvements | p.196 |

10. Board Comments

11. Schedule Next Meeting Date December 12th, 2023

12. Adjourn

EXECUTIVE MEETING NOTICE AND AGENDA: The Board of Directors may have called an Executive Meeting prior to this meeting to discuss legal matters and member violations.

Village Homes Property Owners Association
~ **BOARD OF DIRECTORS MEETING ~**
Tuesday November 14th, 2023 – 5:30 p.m.

EXECUTIVE SESSION AGENDA

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|---|----------------|
| 13. Call to Order | |
| 14. Approval of Minutes October 10th, 2023 | p.1-2 |
| 15. Hearings | |
| 16. Emmons Contract | p.3-4 |
| 17. Fine Waiver Request (Violation fines ranch house) Tabled | |
| 18. Delinquency Report | p.5-9 |
| 19. Owner Requests | |
| a. Lot 40202 | p.10-14 |
| b. Lot 41002 | p.15 |

Adjourn