

Village Homes Property Owners Association
Tuesday, December 12th , 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 November 14th , 2023** **p. 9-11**
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 December p.12
5. Active Business
 - a. Community Practice Items of Note – ae
 - b. CC&R's - mm
 - c. Pool Fencing/Illegal Use of Pool - kc
 - d. WLB Wall Project / Insurance claim update - tb
 - e. Fire Awareness Presentation - ae/th
 - f. Nettlebrook Drain/ Dewberry Drain – ae
 - g. Dry Rot at Clubhouse – ae management report
 - h. Deadwooding of Oaks
- 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. Owner Tenant Forms (sample)- ae
6. Committee Reports
 - a. Greenbelt - mm p.13
 - b. Landscape Enhancements -tb
 - c. Pool - kc
 - d. Architectural - mm
 - e. Finance – mm p.14
 - f. Violations (inactive) – ae/jd
7. **Financial Report- mm**

November
Liens

p.15-71
8. **Proposals -**
 - a. **Treescapes** **(email)**
 - b. **Slade –Irrigation** **p.72-84**

- 9. Management Report - ae p.85
 - a. Previous Months Actions – Informational p.86-87
 - b. Drive Through p.88
 - c. Violations Report p.89-94
 - d. Architectural Log p.95
 - e. Clubhouse Improvements p.96
- 10. Board Comments
- 11. **Schedule Next Meeting (In Person) Date January 9th, 2024**
 - a. **Proposed new meeting date for April 2024**
- 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 December 12th, 2023 – 5:30 p.m.

EXECUTIVE SESSION AGENDA

- 13. Call to Order**
- 14. Approval of Minutes November 14th, 2023** **p.1**
- 15. Hearings (insert)**
- **Lot 45902 – Violation Fines 5:35**
 - **Lot 14602 – Paint Home 5:35**
 - **Lot 14702 – Paint Home 5:40**
 - **Lot 49602 – Dues 5:40**
 - **Lot 1801 – Landscape Maintenance 5:45**
 - **Lot 1801 – Debris on Stucco 5:45**
- 16. Fine Waiver Request (Violation fines ranch house) Tabled**
- 17. Delinquency Report** **p.3-6**
- 18. Owner Requests**
- i. 34902** **p.7-8**
- Adjourn**