

*Village Homes Property Owners Association*  
**Tuesday, July 11<sup>th</sup> , 2023 – 6:00 p.m.**  
**Annual Election – 7 :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 Session Minutes June 13<sup>th</sup> , 2023** **p.6-8**
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. Year – At -A- Glance Review Monthly Goals/ Items for the month of **July** p.9
5. **Active Business**
  - a. **Letter Templates**
  - b. **2023 Election Status**
  - c. **CC&R's**
  - d. **Block Wall Repair/ Car Crash**
  - e. **Termites/Dry Rot**
  - f. **Food trucks @ Clubhouse Proposed Rule Change**
  - g. **Advertising**
  - h. **Proposed Rule change re: delinquent date for assessments**
  - i. **Reserve Study** **p.10-52**
  - j. **Broken wall on Twinfoot**
  - k. **Additional slade funding for catch up work**
- Inactive Business
  - a. Violation log Procedure/Fines Policy/Vantaca
  - b. Clubhouse Rental Rates/Insurance Requirements
  - c. Water usage/ restrictions/ drought tolerant landscape
  - d. Nettlebrook Drain
6. **Committee Reports**  
Greenbelt  
Landscape Enhancements  
Pool  
Architectural  
**Finance** **p.53**
7. **Financial Report**  
May  
June  
Liens p.54-114
8. **Proposals**
  - a. **Treescares (handout)**

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|-------------------------------|------------------|
| <b>b. Slade</b>               | <b>p.115</b>     |
| <b>c. Power washing</b>       | <b>p.116</b>     |
| <b>d. Umbrella and Stands</b> | <b>p.117-119</b> |
| <b>e. CPF</b>                 | <b>p.120</b>     |
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| <b>9.</b> | Management Report                          | p.121     |
|           | a. Previous Months Actions – Informational | p.122-123 |
|           | b. Drive Through                           | p.124     |
|           | c. Violations Report                       | (email)   |
|           | d. Architectural Log                       | p.125     |
|           | e. Clubhouse Improvements                  | p.126-127 |
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| <b>10.</b> | Other Owner Requests/Concerns (submitted before meeting)       |  |
| <b>11.</b> | Board Comments   |  |
| <b>12.</b> | <b>Schedule Next Meeting Date August 8<sup>th</sup> , 2023</b> |  |
| <b>13.</b> | 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.