

Village Homes Property Owners Association
Tuesday, October 10th , 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 & Annual Minutes September 13th , 2023** p.15-17
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 September p.18
5. Active Business
 - a. Community Practice Items of Note
 - b. Letter Templates
 - c. CC&R's
 - d. Termites/Dry Rot
 - e. Broken wall on Twinfoot
 - f. White Cracked Stucco Wall on Triunfo
 - g. Dogs off leash / Signs
 - h. Pool Fencing/Illegal Use of Pool p.19
 - i. WLB Wall Project / Insurance claim update
 - j. Owner Tenant Forms (sample) p.20
 - k. Quarterly In Person Hybrid Meetings
 - l. Nettlebrook Drain
 - m. Fire Awareness Presentation
- Inactive Business
 - a. Violation log Procedure/Fines Policy/Vantaca
 - b. Clubhouse Rental Rates/Insurance Requirements
 - c. Water usage/ restrictions/ drought tolerant landscape
6. Committee Reports
Greenbelt
Landscape Enhancements
Pool
Architectural
Finance
7. **Financial Report**
September
Liens
8. **Proposals**
 - a. **Audit and Tax Proposal** p.21-35
 - b. **Nettlebrook Drain** p.36-41
 - c. **Treescapes (Owner Request)** p.42-43
 - d. **Slade Landscape – Irrigation Repair (Ratify)** p.44

- 9. Management Report p.45-47
 - a. Previous Months Actions – Informational p.48-49
 - b. Drive Through p.50
 - c. Violations Report p.51-59
 - d. Architectural Log p.60
 - e. Clubhouse Improvements p.61
- 10. Other Owner Requests/Concerns (submitted before meeting)
 - a. Tree removal requests/ lot 17302
- 11. Board Comments
- 12. **Schedule Next Meeting Date November 14th, 2023**
 - a. **February 2024 meeting reschedule request.**
- 13. 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 October 10th , 2023 – 5:30 p.m.

EXECUTIVE SESSION AGENDA

- 14. Call to Order**
- 15. Approval of Minutes September 13th, 2023** **p.1-2**
- 16. Hearings**
 - 1) 5:30 PM Owner Requested Hearing** **p.3-8**
 - 2) Deferred hearing**
- 17. Emmons Contract**
- 18. Fine Waiver Request (Violation fines ranch house) Tabled**
- 19. Delinquency Report** **p.9-14**

Adjourn