

**Village Homes Property Owners Association**  
**Board of Directors Annual Election**  
**Tuesday, December 9th, 2025 – 6:00 p.m.**

**Location:**  
**Via Zoom**  
**Meeting ID: 884 4905 9531**

**REGULAR SESSION AGENDA**

**1.** Call to Order and Establish Quorum of the Board

**2. Approval of Minutes:**

**a. General Minutes 11.11.2025** **p.8-9**

**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.10

**5.** Active Business

- a.** Community Practice Items of Note – ae
  - i. AB 130 Updates from CAI
  - ii. New Rules Policy
  - iii. New Templates for Violations/hearing/hearing resultsp.11-17
- b.** CC&R's / Bylaws kc / mm
- c.** Pool Fencing/Illegal Use of Pool – kc
- d.** Updated Powerstone Fee Schedule
- e.** Powerstone 2026 Holiday Schedule
- f.** Hartglen Fence Damage (Owner Request)
- g.** Slade Contract Addendum

p.17B  
p.18-23

Inactive Business

- a.** Broken wall on Twinfoot – ae
- b.** Dewberry – Roots under driveway mm/jd
- c.** Waterby Drain on Common Area Grass mm/jd
- d.** Owner Tenant Form Enforcement
- e.** Pool Deck kc
- f.** Cooksey Contract

**6.** Committee Reports

- a.** Greenbelt – mm
  - i. Greenbelt Financial Report
- b.** Landscape Enhancements -tb
- c.** Pool and Clubhouse Improvement Report- kc
- d.** Finance – mm
  - i. Approve the 2026 Budgetp.24-26
- e.** Architectural – mm
  - i. Architectural Log
- f.** CD Renewals (approve renewal of 12.24 CD)
  - i. Goldman Sachs/4.10% - 12.24.25p.27

- ii. PNC Bank/4.25% 2.20.26
- iii. Comenity Bank/ 4.25% 8.11.26
- g. Violations Monitoring- Bi
  - i. Violations Report

p.28-39

- 7. **Financial Report- mm (end of packet) (P.)**
  - a. November Financials
  - b. Liens
- 8. **New Proposals – (Confirm Coding)**
  - a. **CPF Masonry (Deferred)** p.40-41
  - b. **Greenbelt Sidewalk Grinding**
    - i. **CobyCo Construction** p.42
    - ii. **BPR** p.43-46
  - c. **Kashou Construction – Stucco Repair** p.47-48
  - d. **Reserve Study – RSI** p.49
  - e. **Financial Audit and Tax Review Proposal** p.50-53
- 9. **Ratify Proposals/Invoices- (Confirm Coding)**
- 10. Management Reports – ae/jd p.
  - a. Action Item Spreadsheet
  - b. Maintenance Report
- 11. Board Comments
- 12. **Schedule Next Meeting – January 13th (in Person)**
- 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.

**RECORDING MEETINGS:** The Recording of Regular board meetings is prohibited by Civil Code.

*Village Homes Property Owners Association*

~ BOARD OF DIRECTORS MEETING ~

**Tuesday, December 9th, 2025 – 5:30 p.m.**

Location:

Via Zoom

**EXECUTIVE SESSION AGENDA**

- 1. Call to Order**
- 2. Approval of Minutes November 11th, 2025** p.1
- 3. Delinquency Log** p.2-7
- 4. Hearings (none)**
- 5. WLB Wall Project / Insurance claim update**
- 6. Lot 40002 – Foreclosure Update (if applicable)**

**Adjourn**