

*Village Homes Property Owners Association*  
*Board of Directors Annual Election*  
**Tuesday, January 13th, 2026 – 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 12.09.2025** **p. 19-20**
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 January p.21
5. Active Business
  - a. Community Practice Items of Note – ae
  - b. New Templates for Violations/hearing/hearing results p.22
  - c. 2026 Board Election Calendar/Status p.23-24
  - d. Updated Powerstone Fee Schedule p.25
  - e. CC&R's / Bylaws kc / mm
    - i. CCR Update Committee NOMINATIONS
    - ii. Incoming Homeowner Correspondence p.26
    - iii. Current Vote Tallies
  - f. Pool Fencing/Illegal Use of Pool – kc
  - g. Hartglen Fence Damage (Owner Request) p.27
  - h. Oaks Christian School/Incoming Homeowner Correspondence p.28
  - i. Identification of additional Health and Safety Violations
  - j. Reserve Study
  - k. Audit
  - l. Waterby Common Area (No Dumping Sign) p.29-30
  - m. WLB Relandscape Project
- 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. Pool Deck kc
  - e. Cooksey Contract
6. Committee Reports
  - a. Greenbelt – mm
    - i. Greenbelt Financial Report p.31
  - b. Landscape Enhancements -tb
  - c. Pool and Clubhouse Improvement Report- kc
  - d. Finance – mm p.32

- e. Architectural – mm
  - i. Architectural Log p. 33
- f. CD Renewals
  - i. PNC Bank/4.25% 2.20.26
  - ii. Comenity Bank/ 4.25% 8.11.26
  - iii. Goldman Sachs/ 3.55% 12.27.26
- g. Violations Monitoring- Bi
  - i. Violations Report p.34-41

**7. Financial Report- mm (end of packet)(P.60-119)**

- a. November Financials
- b. December Financials
- c. Liens

**8. New Proposals – (Confirm Coding)**

- a. CPF Masonry (Deferred) p.42-43
- b. Kashou Construction – Stucco Repair p.44-45
- c. Kashou Construction – Pool Pergola p.46-47
- d. Treescapes Proposal #: 1210410 p.48-51

**9. Ratify Proposals/Invoices– (Confirm Coding)**

- a. Slade Emergency Tree Removals p.52-53
- b. Treescapes emergency tree removals

**10. Management Reports – ae/jd p.54**

- a. Action Item Spreadsheet p.55-59
- b. Maintenance Report

**11. Board Comments**

**12. Schedule Next Meeting – February 10th (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, January 13th, 2025 – 5:30 p.m.**  
Location:  
Via Zoom

**EXECUTIVE SESSION AGENDA**

1. Call to Order
2. Approval of Minutes December 9th, 2025 p.1
3. Delinquency Log p.2-10
4. Hearings
  - Lot 17302 P.11-13
  - Lot 22201 P.14-18
5. WLB Wall Project / Insurance claim update
6. Lot 40002 – Foreclosure Update (if applicable)

**Adjourn**