

Village Homes Property Owners Association
Board of Directors Annual Election
Tuesday, March 10th, 2026 – 6:00 p.m.
Location: Via Zoom
<https://us06web.zoom.us/j/88449059531>

REGULAR SESSION AGENDA

1. Call to Order and Establish Quorum of the Board
2. **Approval of Minutes:**
 - a. **General Minutes 2.10.26** 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 February p.21
5. Active Business
 - a. Community Practice Items of Note – ae p.22
 - b. Lack of Ownership Information – ae / mm
 - c. 2026 Board Election Calendar/Status -ae p.23-24
 - i. Appoint for Inspector of Election - mm
 - d. CC&R's / Bylaws kc / mm
 - i. CCR Update Committee NOMINATIONS-mm
 - ii. Incoming Homeowner Correspondence -ae
 - iii. Current Vote Tallies-ae
 - iv. Door to door packet review-mm
 - e. Draft Reserve Study-mm/ae
 - f. Audit-mm
 - g. WLB Relandscape Project-tb
 - h. Health and Safety Violation Listing- jd/ae/ra
 - i. Pool fencing, illegal use of pool p.25
- Inactive Business
 - a. Broken wall on Twinfoot – ae
 - b. Dewberry – Roots under driveway mm/jd
 - c. Pool Deck kc
6. Committee Reports
 - a. Greenbelt – mm p.26-30
 - i. Greenbelt Financial Report
 - b. Landscape Enhancements -tb
 - c. Pool and Clubhouse Improvement Report- kc
 - d. Finance – mm p.31
 - i. Reserve Status
 - e. Architectural – mm
 - i. Architectural Log p.32
 - ii. Appoint new Member of AC
 - f. CD Renewals

- i. Bank of India/3.8% 12 mon.
- ii. Comenity Bank/ 4.25% 8.11.26
- iii. Goldman Sachs/ 3.55% 12.27.26
- g. Violations Monitoring- Bi
 - i. Violations Report

p.33-39

7. Financial Report- mm (end of packet)(P.100-155)

- a. January Financials
- b. February Financials
- c. Liens

8. New Proposals – (Confirm Coding)

- a. Aqua Leisure (Pool/Battery) p.40
- b. Clear Concepts Bid 1(Pool LED Lights) p.41
- c. Clear Concepts Bid 2(Kiddie Pool Pump) p.42
- d. Earthquake Insurance p.43-44
- e. Pacific Tennis Courts (Tennis courts) p.45
- f. NJP Sports, Inc. (Tennis courts) p.47
- g. Superior Awning (Tennis Courts) p.48-49
- h. Kashou Construction (Stucco wall) p.50-51
- i. Lampert Construction (Stucco wall) p.52
- j. JC Anderson Construction (Pergola) p.53
- k. Cooksey Lifeguard Contract p.54-65
- l. Treescapes Proposal 1247568 (Aleppo Pine) p.66-70
- m. Tree Planting Bid
- n. WLB Block Wall/Pillar Repair p.71-72
- o. WLB Block Wall/Pillar Repair p.73-81

9. Ratify Proposals/Invoices– (Confirm Coding)

- a. Slade Proposal 6621 p.82-83
- b. Slade Proposal 6572 p.84-85
- c. Slade Proposal 6633 (Reserves) p.86-87
- d. Nakamura Fencing p.88-89
- e. Treescapes emergency tree removal(invoice 388344239) p.90-91

10. Management Reports – ae/jd p.93-94

- a. Action Item Spreadsheet p.95-99
- b. Maintenance Report

11. Board Comments

12. Schedule Next Meeting – April 14th (Zoom)

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, March 10th, 2026 – 5:30 p.m.
Location:
Via Zoom

EXECUTIVE SESSION AGENDA

- 1. Call to Order**
- 2. Approval of Executive Minutes- February 10th, 2026** **p.1**
- 3. Delinquency Log** **p.2-8**
- 4. Hearings** **(Insert)**
 - a. Lot#33402 Home needs painting.
 - b. Lot#23301 Landscape, paint, TC
 - c. Lot#803 TC'S left out numerous times
- 5. Lot 40002 – Foreclosure Update (if applicable)** **p.9-18**
 - **Copy of Correspondence(s)**

Adjourn