

Village Homes Property Owners Association
Board of Directors Annual Election

Tuesday, April 14th, 2026 – 6:00 p.m.

Location: Village Homes Clubhouse 1040 Evenstar Ave And 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 3.10.26** p. 17-19
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 April p.20
5. Active Business
 - a. Community Practice Items of Note – ae p.21-23
 - b. Lack of Ownership Information – ae / mm
 - c. 2026 Board Election Calendar/Status -ae p.24-25
 - d. CC&R's / Bylaws kc / mm
 - i. Incoming Homeowner Correspondence -ae
 - ii. Current Vote Tallies-ae
 - iii. Door to door packet review-mm
 - e. Reserve Study-mm/ae p.26-47
 - f. Audit-mm p.48-62
 - g. WLB Relandscape Project-tb
 - h. Pool fencing, illegal use of pool
- 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.63
 - i. Greenbelt Financial Report
 - b. Landscape Enhancements -tb
 - c. Pool and Clubhouse Improvement Report- kc
 - d. Finance – mm p.64
 - i. Reserve Status
 - e. Architectural – mm
 - i. Architectural Log p.65
 - f. CD Renewals
 - i. Bank of India/3.8% 3.2.27
 - ii. Comenity Bank/ 4.25% 8.11.26
 - iii. Goldman Sachs/ 3.55% 12.27.26
 - g. Violations Monitoring- Bi

7. **Financial Report- mm (end of packet)(P.122-176)**
 - a. March Financials
 - b. Liens

8. **New Proposals – (Confirm Coding)**
 - a. **Pacific Tennis Courts (Tennis courts)** p.73
 - b. **NJP Sports, Inc. (Tennis courts)** p.74
 - c. **Superior Awning (Tennis Courts)** p.75-76
 - d. **Cooksey Lifeguard Contract** p.77-85
 - e. **Slade Tree Installation Bid 5621** p.86
 - f. **WLB Block Wall/Pillar Repair** p.87-88
 - g. **WLB Block Wall/Pillar Repair** p.89-91
 - h. **WLB Wrought Iron Replacement** p.92-93
 - i. **WLB Wrought Iron Replacement(wayne N)** p.94
 - j. **WLB Wrought Iron Replacement** p.95-96
 - k. **Slade WLB Privacy Screen** p.97-100
 - l. **Reserve Study Proposal** p.101-103

9. **Ratify Proposals/Invoices– (Confirm Coding)**
 - a. **Slade Proposal 6639 (Reserves)** p.104-106
 - b. **Slade Proposal 6640R1** p.107
 - c. **Slade Proposal 6648** p.108-109
 - d. **Slade Proposal 6670** p.110-111
 - e. **Slade Proposal 6674** p.112-113
 - f. **Slade Proposal 6684** p.114-115
 - g. **Treescapescapes emergency tree removal(invoice 388344239)**

10. **Management Reports – ae/jd** p.116-117
 - a. Action Item Spreadsheet p.118-121
 - b. Maintenance Report

11. Board Comments

12. **Schedule Next Meeting – May 12th (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, April 14th, 2026 – 5:30 p.m.
Location:
At Village Homes Clubhouse and Via Zoom

EXECUTIVE SESSION AGENDA

- 1. Call to Order**
- 2. Approval of Executive Minutes- March 10th, 2026** **p.1**
- 3. Delinquency Log** **p.2-8**
- 4. Hearings**
 - a. Lot #12702 (Owner Requested) p.9
 - b. Lot #22201 (Violation) p.10
 - c. Lot #802 (Violation) p.11-14
 - d. Lot #501 (Pool Violation) p.15-16
- 5. Lot 40002 – Foreclosure Update (if applicable)**
- **Copy of Correspondence(s)**

Adjourn