

Village Homes Property Owners Association
Board of Directors Annual Election
Tuesday, May 12th, 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 4.14.26** **p. 27-29**
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.30
5. Active Business
 - a. Community Practice Items of Note – ae
 - b. Lack of Ownership Information – ae / mm
 - c. 2026 Board Election Calendar/Status -ae p.31-32
 - 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. WLB Relandscape Project-tb
 - f. Audit (page 4) p.33
 - g. Update on WLB Wall Claim p.34-37

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
 - i. Greenbelt Financial Report
 - b. Landscape Enhancements -tb
 - c. Pool and Clubhouse Improvement Report- kc
 - d. Finance – mm
 - i. Reserve Status
 - ii. Transfer of excess 2025 income to the Reserve Fund
 - e. Architectural – mm
 - i. Architectural Log p.38-39
 - 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

	i. Violations Report	p.40-43
7.	Financial Report- mm (end of packet)(P.62-128)	
	a. March/April Financials	
	b. Liens	
8.	New Proposals – (Confirm Coding)	
	a. Pacific Tennis Courts (Tennis courts)	p.44
	b. NJP Sports, Inc. (Tennis courts)	p.45
	c. Superior Awning (Tennis Courts)	p.46-47
	d. Bert Duzy – Weed Abatement	p.48-50
	i. Proposal 1-3	
9.	Ratify Proposals/Invoices– (Confirm Coding)	
	a. Slade -Proposal 6725	p.51-52
	b. Slade- Proposal 6755 and 6756	p.53-56
10.	Management Reports – ae/jd	p.57-58
	a. Action Item Spreadsheet	p.59-61
	b. Maintenance Report	
11.	Board Comments	
12.	Schedule Next Meeting – June 16th (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, May 12th, 2026 – 5:30 p.m.

Location:

Via Zoom

EXECUTIVE SESSION AGENDA

- 1. Call to Order**
- 2. Approval of Executive Minutes- April 14th, 2026** **p.1**
- 3. Delinquency Log** **p.2-8**
- 4. Hearings**
 -Follow up on Lot 22201(Fire Hazard) **p.9-11**
- 5. Lot 12702** **p.12-20**
- 6. Lot 14302** **p.21-26**
- 7. Lot 40002 – Foreclosure Update (if applicable)**

Adjourn