

*Village Homes Property Owners Association*  
*Board of Directors Annual Election*  
**Tuesday, June 9th, 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 5.12.26** 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 June p.30
5. Active Business
  - a. Community Practice Items of Note – ae
  - b. Lack of Ownership Information – ae / mm p.31
  - c. 2026 Board Election Calendar/Status -ae
  - d. CC&R's / Bylaws kc / mm
    - i. Incoming Homeowner Correspondence -ae
    - ii. Current Vote Tallies-ae
    - iii. Packet Mailing Update-mm
  - e. WLB Relandscape Project-tb
  - f. Update on WLB Wall Claim

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 p.32
  - b. Landscape Enhancements -tb
  - c. Pool and Clubhouse Improvement Report- kc
  - d. Finance – mm p.33
    - i. Reserve Status
  - e. Architectural – mm
    - i. Architectural Log p.34-35
  - 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 p.36-41
    - i. Violations Report
7. **Financial Report- mm (end of packet)(P.60-110)**

- a. May Financials
  - b. Liens
8. **New Proposals – (Confirm Coding)**
    - a. **Superior Awning(Tennis courts)** p.42-43
    - b. **Pacific Tennis Courts (Tennis courts)** p.44
    - c. **NJP Sports(Tennis Courts)** p.45
    - d. **CPF Masonry- Pillar Proposal (Ratify)**
      - i. **Change order ratify** p.46-48
    - e. **CPF Masonry – Pony Wall Option Estimate** p.49-50
    - f. **Slade Proposal 6799** p.51
    - g. **RSI Reserve Study Proposal** p.52
  9. **Ratify Proposals/Invoices– (Confirm Coding)**
    - a. **Slade -Proposal 6787** p.53
    - b. **Slade- Proposal 6780** p.54
  10. Management Reports – ae/jd
    - a. Action Item Spreadsheet p.55-56
    - b. Maintenance Report p.57-59
  11. Board Comments
  12. **Schedule Next Meeting – July 14th**
  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, June 9th, 2026 – 5:30 p.m.**

**Location:**

*Via Zoom*

**EXECUTIVE SESSION AGENDA**

- 1. Call to Order**
- 2. Approval of Executive Minutes- May 12th, 2026** **p.1-2**
- 3. Delinquency Log** **p.3-7**
- 4. Hearings**
  - a. Lot 802** **p.8-9**
  - b. Lot 35102** **p.10**
  - c. Lot 45402** **p.11**
  - d. Lot 1603** **p.12**
  - e. Lot 23301** **p.13-17**
  - f. Lot 33002** **p.18-20**
- 5. Lot 12702** **p.21-22**
- 6. Lot 14302** **p.23-26**
- 7. Lot 40002 – Foreclosure Update (if applicable)**

**Adjourn**