

*Village Homes Property Owners Association*  
*Board of Directors*  
*Regular Session Meeting*

**Wednesday, September 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 August 11<sup>th</sup>, 2026** p.20-22
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 September p.23
5. **Active Business**
  - a. Community Practice Items of Note – ae p.24-25
  - b. CC&R's / Bylaws kc / mm
    - i. Current Vote Tallies-ae
    - ii. Second Round – ballot mailing-mm/ra
  - c. WLB Relandscape Project-tb
    - i. Podocarpus Hedge p.26-27
  - d. Health and Safety Violation Criteria & Enforcement mm/jd/ae
  - e. Securitas Refund Status-jd/ae
  - f. Letter from City/Permit & Proposal obtaining Status -jd/ae
  - g. Proposed Pool Rules Draft – jd/kc/ra
  - h. Parking Enforcement p.28-29
- Inactive Business**
  - a. Dewberry – Roots under driveway mm/jd
  - b. 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
  - e. Architectural – mm
    - i. Architectural Log p.30
  - f. CD Renewals
    - i. Webster Bank/3.90% 10.28.26
    - ii. Bank of India/3.8% 3.2.27
    - iii. Goldman Sachs/ 3.55% 12.27.26

g. Violations Monitoring- Bi

p.31-34

i. Violations Report

**7. Financial Report- mm (pg)**

- a. June/July / August Financials
- b. Liens

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

- a. Clubhouse Roof Bid Spreadsheet **p.35**
- b. Clubhouse TV & Wifi extender **p.36**
- c. Treescapes Deadwooding
- d. Slade – Proposal 6972 **p.37**
- e. Slade Drip Irrigation

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

- a. Clear Concepts (Equalizers) **p.38-39**

**10. Management Reports – ae/jd**

p.40

- a. Action Item Spreadsheet
- b. Maintenance Report

**11. Board Comments**

**12. Schedule Next Meeting – October 13th - 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** ~  
**Wednesday September 9th, 2026 – 5:30 p.m.**  
**Location:**  
***Via Zoom***

**EXECUTIVE SESSION AGENDA**

- 1. Call to Order**
- 2. Approval of Executive Minutes- August 11th, 2026** **p. 1-2**
- 3. Delinquency Log** **p.3-9**
- 4. Hearings (summary)**
  - a. Lot 14302(Deferred)** **p.11-16**
  - b. Lot 1002(Deferred)** **p.17**
  - c. Lot 1603(Deferred)** **p.18-19**
- 5. Lot 14302 - Architectural Violation Matter(Hearing above)**
- 6. Foreclosure Updates**
  - a. Lot 40002**
  - b. Lot 41002**
  - c. Lot 9402**

**Adjourn**