Village Homes Property Owners Association
Board of Directors
Regular Session Meeting

Tuesday, October 13th, 2026 6:00 p.m.
Location: In Person At 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 September 9th, 2026** **p.11-13**

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. **Management Reports** – ae/jd
- **a.** Action Item Spreadsheet (insert)

5. **President:** Year – At -A- Glance Review Monthly Goals/ Items for the month of October p.14

6. **Active Business**

- a. Community Practice Items of Note – ae
- b. 2027 Board Election Calendar p.15-16
- c. CC&R's / Bylaws kc / mm
  - i. Current Vote Tallies-ae
  - ii. Second Round – ballot mailing-mm/ra
- d. WLB Relandscape Project-tb
  - i. Podocarpus Hedge
- e. Health and Safety Violation Criteria & Enforcement mm/jd/ae p.17-19
- f. Securitas Refund Status-jd/ae
- g. Letter from City/Permit & Proposal obtaining Status -jd/ae
- h. Proposed Pool Rules Draft – jd/kc/ra
- i. Parking Enforcement
- j. Clubhouse Roof Bid Spreadsheet p.20

Inactive Business

- a. Dewberry – Roots under driveway mm/jd
- b. Pool Deck kc

7. **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. 21

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.22-25

   i. Violations Report

8. Financial Report- mm

a. August/September Financials
b. Liens

9. New Proposals – (Confirm Coding)

a. Treescapes Dead wooding p.26-38
b. JC Anderson -Triunfo Stairs p.39
c. Arias Construction – Triunfo Stairs p.40-42
d. Reserve Study p.43
e. JC Anderson – Pool Area Pergola p.44
f. Slade Increase Letter p.45-46
g. Powerstone Contract Amendment p.47
h. Bob Hilshafer Increase Letter p.48
i. Slade –6259R2 Oleander Replacement Section 1 p.49
j. Slade -6318R1 Oleander Replacement Section 2 p.50

10. Ratify Proposals/Invoices– (Confirm Coding)

a. Slade – Proposal 6997 p.51

11. Board Comments

12. Schedule Next Meeting – November 10th - 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 October 13th , 2026 – 5:30 p.m.

Location:

Via Zoom and In Person

EXECUTIVE SESSION AGENDA

1. **Call to Order**

2. **Approval of Executive Minutes- September 9th, 2026** **p.1**

3. **Delinquency Log** **p.2-8**

4. **Hearings (summary)** **p.9-10**

    a. **Lot 1002/deferral/architectural**
    b. **Lot 1603/deferral/architectural**
    c. **Lot 14302/deferral/architectural**
    d. **Lot 41302/architectural**
    e. **Lot 15302/front yard maintenance/weeds**
    f. **Lot 44602/front yard maintenance/weeds**

5. **Lot 14302 - Architectural Violation Matter(Hearing above)**

6. **Foreclosure Updates**
    a. **Lot 40002**
    b. **Lot 41002**
    c. **Lot 9402**

Adjourn