

The Villages Community Association
Board of Directors Meeting
AGENDA & NOTICE
Tuesday, July 30, 2024

Place: Avalon Management Temecula Office, 43529 Ridge Park Drive Temecula, CA 92592

EXECUTIVE SESSION (Closed to Directors and Homeowner Hearings Only)

- I. CALL TO ORDER at 5:00 p.m.
- II. CONSENT CALENDAR
 - A. Approval of Minutes – May 14, 2024 Executive Session Meeting
 - B. Compliance Hearings
 - C. Violation Status Report Summary
- III. DELINQUENCY & LEGAL MATTERS
 - A. AR Aging Report
 - B. Attorney Status Report(s) – May, June, & July 2024
 - C. Attorney Correspondence
 - D. Compliance Enforcement Attorney Status Report(s) – May 2024
- IV. UNFINISHED / NEW BUSINESS
 - A. Homeowner Request(s) / Correspondence
 - B. Management Contract Addendum
- V. ADJOURNMENT TO GENERAL SESSION

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GENERAL SESSION (All Homeowners Welcome!)

- I. CALL TO ORDER at 6:00 p.m.
- II. OPEN FORUM (each resident is to sign in, and may speak for up to 3 minutes)
- III. CONSENT CALENDAR
 - A. Approval of Minutes – May 14, 2024 General Session Meeting
 - B. Financial Statements – May 31, 2024 & June 30, 2024
- IV. MANAGEMENT, OFFICER & COMMITTEE REPORTS
 - A. Landscape Maintenance Report
 - B. Architectural Committee Status Report
- V. UNFINISHED / NEW BUSINESS
 - A. 2025 Reserve Study Approval
 - B. Corporate Transparent Act Compliance
 - C. Holiday Lighting Proposal
 - D. Fall/Halloween Event(s) & Decorating Contest
- VI. Next Board of Directors Meeting: September 10, 2024
- VII. GENERAL CORRESPONDENCE – No Action Required
 - A. Homeowner Correspondence
- VIII. ADJOURNMENT