

The Villages Community Association
Board of Directors Meeting
AGENDA & NOTICE
Tuesday, January 10, 2023

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 – November 8, 2022 Executive Session Meeting
 - B. Compliance Hearings
 - C. Violation Status Report Summary
- III. DELINQUENCY & LEGAL MATTERS
 - A. AR Aging Report
 - B. Attorney Status Report(s) – November & December 2022
 - C. Attorney Correspondence
- IV. UNFINISHED / NEW BUSINESS
 - A. Homeowner Request(s) / Correspondence
 - B. Legal Counsel Schedule of Fees and Billing Procedures
- V. ADJOURNMENT TO GENERAL SESSION
- VI. EXECUTIVE CORRESPONDENCE – NO ACTION REQUIRED

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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 – November 8, 2022 General Session
 - B. Financial Statement – November 30, 2022 & December 31, 2022
- IV. MANAGEMENT, OFFICER & COMMITTEE REPORTS
 - A. Landscape Committee Report
 - 1. Rancho California Water District Notice
 - 2. Long Valley Ln. Common Area Refurbishment Proposal
 - 3. Split Rail Fencing Proposals
 - B. Architectural Committee Status Report
- V. UNFINISHED / NEW BUSINESS
 - A. 2023 Insurance Renewal Quote
 - B. Proposed Revised Paint Schemes
- VI. Next Board of Directors Meeting: March 14, 2023
- VII. ADJOURNMENT