

**The Villages Community Association**  
**Board of Directors Meeting**  
**AGENDA & NOTICE**  
**Tuesday, November 14, 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 – September 12, 2023 Executive Session Meeting
  - B. Compliance Hearings
  - C. Violation Status Report Summary
- III. DELINQUENCY & LEGAL MATTERS
  - A. AR Aging Report
  - B. Attorney Status Report(s) – September, October, & November 2023
  - C. Attorney Correspondence
  - D. Compliance Enforcement Attorney Status Report(s) – September & October 2023
- IV. UNFINISHED / NEW BUSINESS
  - A. Homeowner Request(s) / Correspondence
  - B. Patrol Service Contract Increase
- 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 – September 12, 2023 General Session Meeting
  - B. Financial Statements – August 31, 2023, September 30, 2023, and October 31, 2023
  - C. AB No. 648
  - D. 2023 Annual Meeting & Board Election Results
  - E. Approval of Lien(s)
- IV. MANAGEMENT, OFFICER & COMMITTEE REPORTS
  - A. Landscape Maintenance Report
    - i. Landscape Maintenance Proposals
    - ii. Tree Maintenance Proposal
  - B. Architectural Committee Status Report
- V. UNFINISHED / NEW BUSINESS
  - A. Election of Officers
  - B. Holiday Event
  - C. 2023 Financial Review Proposals
  - D. Bulletin Board Volunteer
  - E. Privacy Fencing Proposal
- VI. Next Board of Directors Meeting: January 9, 2024
- VII. ADJOURNMENT