

The Villages Community Association
Board of Directors Meeting
AGENDA & NOTICE
Monday, January 29, 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 – November 14, 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) – December 2023 & January 2024
 - C. Attorney Correspondence
 - D. Compliance Enforcement Attorney Status Report(s) – November & December 2023
- IV. UNFINISHED / NEW BUSINESS
 - A. Homeowner Request(s) / Correspondence
- 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 – November 14, 2023 General Session Meeting
 - B. Financial Statements – November 30, 2023
- IV. MANAGEMENT, OFFICER & COMMITTEE REPORTS
 - A. Landscape Maintenance Report
 - i. Landscape Committee Charter & Appointments
 - ii. Landscape Maintenance Proposals
 - B. Architectural Committee Status Report
 - i. Architectural Committee Appointment
- V. UNFINISHED / NEW BUSINESS
 - A. Park Bench Proposals
 - B. Walking Trail Solar Lighting Proposals
 - C. 2024 Insurance Renewal
 - D. Avenida Barca Entrance Monument Electrical
- VI. Next Board of Directors Meeting: March 12, 2024
- VII. CORRESPONDENCE – No Action Required
 - A. Homeowner Correspondence
 - B. Vendor Correspondence
- VIII. ADJOURNMENT