

The Villages Community Association
Board of Directors Meeting
AGENDA & NOTICE
Tuesday, May 14, 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 5:30 p.m.
- II. CONSENT CALENDAR
 - A. Approval of Minutes – March 12, 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) – March and April 2024
 - C. Attorney Correspondence
 - D. Compliance Enforcement Attorney Status Report(s) – April 2024
- 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 – March 12, 2024 General Session Meeting
 - B. Financial Statements – March 31, 2024 and April 30, 2024
 - C. 2023 Financial Review Approval
 - D. Harassment & Nondiscrimination Notice
- IV. MANAGEMENT, OFFICER & COMMITTEE REPORTS
 - A. Landscape Maintenance Proposals
 - B. Architectural Committee Status Report
- V. UNFINISHED / NEW BUSINESS
 - A. Authorized Signers
 - B. Neighborhood Watch Signage Proposal
 - C. 2024 Inspector of Election Proposals
 - D. 2025 Reserve Study Proposals
- VI. Next Board of Directors Meeting: July 9, 2024
- VII. CORRESPONDENCE – No Action Required
 - A. Homeowner Correspondence
 - B. Vendor Correspondence
- VIII. ADJOURNMENT