The Villages Community Association

Board of Directors Meeting

Executive Session Agenda

July 14, 2026

Location: Avalon Management – 43529 Ridge Park Drive, Temecula, California 92590

I. CALL TO ORDER – 5:30 p.m.

A. Roll Call & Establishment of Quorum

II. APPROVAL OF MINUTES

A. May 4, 2026 Executive Session

III. NON-COMPLIANCE MATTERS

A. Compliance Hearings (16)
B. Compliance Enforcement Attorney Status Reports – May & June 2026
C. Violation Inspection Report
D. Homeowner Request(s) / Correspondence
   1. Fine Reversal Request
   2. Deadline Extension Request
   3. Fine Reversal Request

IV. COLLECTION & LEGAL MATTERS

A. AR Aging Report
B. Attorney Collection Status Reports – May & June 2026
   1. Additional Deposit for Tax Lien
   2. Settlement Offer
C. Potential Litigation - Homeowner Claim

V. ADJOURN TO GENERAL SESSION

Next Scheduled Meeting: September 8, 2026

This meeting is closed to the membership per Civil Code §4920. This notice is required per Civil Code §4920.

The Villages Community Association

Board of Directors Meeting

General Session Agenda

July 14, 2026

Location: Avalon Management – 43529 Ridge Park Drive, Temecula, California 92590

I. CALL TO ORDER – 6:30 PM
A. Roll Call & Establishment of Quorum

II. EXECUTIVE SESSION DISCLOSURE

III. OPEN HOMEOWNER FORUM
(3 minutes per speaker)

IV. CONSENT CALENDAR
A. Approval of Minutes – May 4, 2026
B. Financial Statements – April, May, & June 2026
C. Estimated Tax Payment Approval
D. Management Notice
E. Lien Approval(s)

V. COMMITTEE REPORTS & RELATED ACTION ITEMS
A. Architectural Committee
   1. Architectural Appeal – Hardscape & Driveway Extension
B. Landscape Committee
   1. Turf Replacement Project – Rebate Approval
C. Social Committee

VI. NEW BUSINESS
A. Humber Dr. Vinyl Fencing

VII. GENERAL CORRESPONDENCE – INFORMATION ONLY
A. Vendor Correspondence
B. Patrol Reports

VIII. ADJOURNMENT

Next Scheduled Meeting: September 8, 2026

MEETING RULES: No audio or video recording allowed by attendees. However, the secretary may record the meeting to aid in the preparation of minutes. The recording is deleted once the minutes have been prepared. As provided in the "Open Meeting Act," members may observe the meeting but do not have the right to participate in the board's deliberations or votes. Members may address issues during the open forum portion of the meeting. If attendees become disruptive, they may be expelled from the meeting and/or fined.