

THE VILLAS COMMUNITY ASSOCIATION

NOTICE & AGENDA BOARD OF DIRECTORS MEETING

DATE: Thursday, January 22, 2026

TIME: 6:00 P.M. Executive Session | 7:00 P.M. General Session

LOCATION: Optimum's Irvine Office and Zoom

**[https://optimumpm.zoom.us/j/85491410911?pwd=bb8qKlwmcz
uA9WttF8xSCH5qAeNK1F.1](https://optimumpm.zoom.us/j/85491410911?pwd=bb8qKlwmcz
uA9WttF8xSCH5qAeNK1F.1)**

Meeting ID: 854 9141 0911

Passcode: 703012

(669) 444-9171

Civil Code §4930: The Board may not discuss or act on any item at a non-emergency meeting unless the item was placed on the agenda included in the notice that was posted and distributed pursuant to subdivision (a) of Section 4920.

EXECUTIVE SESSION

Pursuant to Civil Code §4935(a) an Executive Session will be held prior to the General Session to consider any of the following: litigation, matters relating to the formation of contracts with third parties, member discipline, personnel matters, or to meet with a member, upon member's request, regarding the member's payment of assessments, as specified in Section 5665. This is a closed meeting and is not open to owners unless specifically agreed to by the Board per Civil Code §4925(a).

- I. DECLARATION OF QUORUM / CALL TO ORDER** 6:00 P.M.
- II. CONTRACTS**
- III. DELINQUENCIES**
 - A. A/R Aging & Collections Report 12/31/25
- IV. HEARINGS/NON-COMPLIANCE (5)**
- V. LEGAL**
- VI. MINUTES**
 - A. 11/06/25 Executive Session
- VII. ADJOURN EXECUTIVE SESSION** 7:00 P.M.

GENERAL SESSION

- I. DECLARATION OF QUORUM / CALL TO ORDER** 7:00 P.M.
- II. EXECUTIVE SESSION DISCLOSURE**

Civil Code §4935(e): Any matter discussed in executive session shall be generally noted in the minutes of the immediately following meeting that is open to the entire membership.

III. HOMEOWNER FORUM (15 Minutes) 7:00 P.M.
(3 minutes per member / 15 minutes maximum)

Civil Code §4925(b), 5000(b): The board shall permit any member to speak at any meeting of the association or the board, except for meetings of the board held in executive session. A reasonable time limit for all members of the association to speak to the board or before a meeting of the association shall be established by the board.

IV. COMMITTEE REPORTS 7:15 P.M.

- A. Architectural Committee
 - 1. ARC Status Report
- B. Landscape Committee –
 - 1. Villa Park – VPL1015-26 – January Walk
- C. Cool Block Club Committee

V. SECRETARY'S REPORT / MINUTES

- A. 11/06/25 General Session

VI. TREASURER'S REPORT / FINANCIALS

- A. 11/30/25 Financial Statement
- B. 12/31/25 Financial Statement
- C. 12/31/25 Audit & Tax Bid Comparison
- D. Morgan Stanley CD Maturity 01/05/26
- E. Villas Refund – Christmas Gift

VII. LIEN RESOLUTIONS

VIII. GENERAL BUSINESS

- A. Annual Roof & Gutter Maintenance Proposal – Bid Comparison
- B. Fontaine Roofing – 13 Morena – Tile Repair
- C. Premier Builders – 33 Navarre – Utility Door
- D. PCW Contracting – 21 Morena – Concrete Stair Landing
- E. Roofing Standards – 6 Morena – Roof Leak Repair
- F. Roofing Standards – 28 Navarre – Single Ply Repair
- G. Roofing Standards – 13 Morena – Roof Leak Repair
- H. South County Plumbing – 2 Segura – Damaged Sewer Pipe
- I. South County Plumbing – 46 & 48 Navarre – Excavation Repair
- J. South County Plumbing – Hydro Jetting
- K. Annual Certified Manager Disclosure
- L. Global Marine Correspondence – Clogged Walkway Drains
- M. Owner Request – Rodent Control
- N. Owner Request – Structural Settling

IX. ITEMS NEEDING IMMEDIATE ACTION

Before discussing any item not on the posted Agenda pursuant to Civil Code §4930(d), the Board shall openly identify the item to the members in attendance at the meeting.

X. NEXT MEETING

The next meeting of the Board of Directors will be held on Thursday, February 26, 2026, **at 6:00 pm Executive Session and 7:00 pm General Session** at Optimum's Irvine Office and Via Zoom.

XI. ADJOURN GENERAL SESSION 8:00 P.M.