

# THE VILLAS COMMUNITY ASSOCIATION

## NOTICE & AGENDA BOARD OF DIRECTORS MEETING

**DATE:** Thursday, March 26, 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/82528883567?pwd=IABPJzkjaiR  
LfWpxkhEPKy2uG6S1N7.1](https://optimumpm.zoom.us/j/82528883567?pwd=IABPJzkjaiRLfWpxkhEPKy2uG6S1N7.1)**

**Meeting ID: 825 2888 3567**

**Passcode: 418380**

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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 (1)**

**III. DELINQUENCIES**

A. A/R Aging & Collections Report 02/28/26

**IV. HEARINGS/NON-COMPLIANCE (4)**

**V. LEGAL (4)**

**VI. MINUTES**

A. 01/22/26 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. Appointment of ARC Committee
2. Appointment of AD-HOC Committee: Solar Panel & Electrical Panel Upgrade
3. ARC Report 02/28/26

#### **B. Landscape Committee**

1. Appointment of Committee
2. Villa Park - January Walk - VPL1015-26
3. Villa Park - February Walk - VPL1876-26
4. Villa Park - February Walk - VPL1877-26
5. Villa Park - March Walk - VPL2154-26
6. Villa Park - March Walk - VPL2155-26

#### **C. Cool Block Club Committee**

1. Annual Barbeque Planning

#### **D. Finance Committee**

1. Appointment of Committee

#### **E. Rules and Regulations Committee**

1. Appointment of Committee

### **V. SECRETARY'S REPORT / MINUTES**

- A. 01/22/26 General Session

### **VI. TREASURER'S REPORT / FINANCIALS**

- A. 02/28/26 Financial Statement
- B. Reserve Study Bid Comparison
- C. Financial Manager Recommendations
- D. CD Maturity Request Form
- E. New Signature Cards Needed – Pending Board Appointment

### **VII. LIEN RESOLUTIONS**

## **VIII. GENERAL BUSINESS**

- A. Appoint New Board Member(s) to fill Vacancies
- B. Accurate Inspection Report/Proposal 39 Morena
- C. Accurate Wood Repair Scope
- D. Antis Proposal – 6 Morena – Roof Leak Repairs
- E. Antis Proposal – 13 Morena – Roof Leak Repairs
- F. Antis Inspection Update – 28 Navarre
- G. Antis Proposal – 35 Morena – Roof Leak Repairs
- H. Antis Proposal – 37 Navarre – Roof Leak Repairs
- I. Antis Proposal – 44 Navarre – Asphalt Coating System
- J. Antis Proposal – 70 Navarre – Tile Removal & Window Rehab
- K. Antis Proposal – 46 Navarre – Window Rehab & Gutter Installation
- L. Ben’s Asphalt Proposal – Community Project
- M. City Side Fiber
- N. Concrete Hazards Proposal – Trip Hazard & Crack Repair
- O. E-Bike Safety Guidelines – Irvine PD
- P. Homeowner Correspondence – 23 Segura – Vent Cap Replacement
- Q. Homeowner Reimbursement Request – 38 Navarre - Material & Labor
- R. Roto Rooter Mitigation Report – 31 Morena
- S. Premier Roofing Pitch Roof Warranty
- T. Planning Commission Public Hearing – Expanding Childcare Center
- U. Service First Proposal – 44 Navarre
- V. Homeowner Correspondence – 15 Segura – Roof Cleaning & Maintenance
- W. Synergy PIE Proposal – 9 Morena – Utility Door Replacement
- X. Synergy PIE Proposal – 33 Navarre – Utility Door Replacement
- Y. Synergy PIE Proposal – 1 Morena – Utility Door Replacement
- Z. Anthony Paduano Proposal -1 Morena - Utility Door Replacement
- AA. 24HRC Proposal – 2 Segura – Install Pavers

## **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, April 23, 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.**