

THE VILLAS COMMUNITY ASSOCIATION

NOTICE & AGENDA BOARD OF DIRECTORS MEETING

DATE: Thursday, April 23, 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=IABPJzkjaiR
LfWpxkhEPKy2uG6S1N7.1)**

Meeting ID: 825 2888 3567

Passcode: 418380

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 03/31/26
- IV. HEARINGS/NON-COMPLIANCE (3)**
- V. LEGAL (3)**
- VI. MINUTES**
 - A. 03/26/26 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. ARC Report 03/31/26
- B. Landscape Committee
 - 1. Villa Park - April Walk - VPL2643-26
 - 2. Villa Park - April Walk - VPL2644-26
 - 3. Villa Park - April Walk - VPL2645-26
 - 4. Villa Park - Controller Enclosure - VPL2692-26
 - 5. Tree Trimming Bid Comparison (3)
 - 6. California Arbor Care Proposal – Tree Removal
 - 7. RPW Services Proposal – Eucalyptus and Cypress Treatment
 - 8. City of Irvine – Gas Powered Equipment Ordinance
- C. Cool Block Club Committee
 - 1. Committee Update
 - 2. Annual Barbeque Planning
- D. Finance Committee
- E. Rules and Regulations Committee

V. SECRETARY'S REPORT / MINUTES

- A. 03/26/26 General Session

VI. TREASURER'S REPORT / FINANCIALS

- A. 03/31/26 Financial Statement
- B. Financial Manager Recommendations
- C. New Signature Cards Needed

VII. LIEN RESOLUTIONS

VIII. GENERAL BUSINESS

- A. 24HRC Proposal – 1 Morena – Drainage Vault
- B. Accurate Inspection Report/Proposal – 15 Morena
- C. Accurate Wood Repair Scope
 - 1. Pending Additional Proposals
- D. Concrete Hazards Proposal – Trip Hazard & Crack Repair
- E. Premium Builders Proposal - 60 Navarre – Drywall & Paint
 - 1. Pending Additional Proposals
- F. ProTec Proposal – 16 Navarre – Remediation & Build Back
 - 1. Pending Proposals
- G. South County Proposal – 32 Morena – Clogged Drain
- H. Synergy PIE Proposal – 9 Morena – Utility Door Replacement
- I. Synergy PIE Proposal – 33 Navarre – Utility Door Replacement
- J. Synergy PIE Proposal – 1 Morena – Utility Door Replacement
- K. E-Bike Safety Guidelines – Irvine PD
- L. Cityside Fiber
- M. Homeowner Correspondence – Trash Separation Improvements
- N. Homeowner Correspondence – Roof Cleaning & Maintenance

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, May 28, 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.