

THE VILLAS COMMUNITY ASSOCIATION

NOTICE & AGENDA BOARD OF DIRECTORS MEETING

DATE: Thursday, May 28, 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

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 04/30/26
- IV. HEARINGS/NON-COMPLIANCE (6)**
- V. LEGAL (5)**
- VI. MINUTES**
 - A. 04/23/26 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 04/30/26
- B. Landscape Committee
 - 1. Villa Park - May Walk - VPL3007-26
 - 2. Great Scott Arborist Correspondence – Fallen Carrotwood
 - 3. Great Scott Proposal – Hedge Trim
 - 4. Great Scott Proposal – Remove/Grind Pine Tree
 - 5. RPW Services Proposal – Carrotwood & Ficus Treatment
- 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. 04/23/26 General Session

VI. TREASURER'S REPORT / FINANCIALS

- A. 04/30/26 Financial Statement
- B. 12/31/25 Draft Audit
- C. Optimum Tax Notification

VII. LIEN RESOLUTIONS**VIII. GENERAL BUSINESS**

- A. 24HRC Proposal – 16 Navarre – Restoration - RATIFY
- B. Allstate Environmental – Post Mold Clearance – RATIFY
- C. 24HRC Proposal – 31 Morena – Remediation
- D. Accurate Inspection Report/Proposal – 15 Morena
 - 1. Accurate Correspondence – Composite Alternative
- E. Accurate Wood Repair Scope
 - 1. Pending Additional Proposals
- F. Anthony Paduano Proposal – 20 Segura – Skylight Leak
- G. Antis Proposal – 16 Morena | 102 & 104 Navarre
- H. Antis Proposal – 31 Morena – Roof /Window Repair
- I. Antis Proposal – 68 Navarre – Tile Removal & Relay
- J. Fontaine Roofing Proposal – 68 Navarre – Tile Repair
- K. South County Plumbing Proposal – 31 Morena – Drain Repair
- L. South County Plumbing Proposal – 32 Morena – Clogged Drain
- M. Synergy PIE Proposal – Pool Area Stucco Repairs
- N. Synergy PIE Proposal – Diverter Installation & Water Damage Repairs
- O. Synergy PIE Proposal – Utility Door Replacement
- P. Synergy PIE Proposal – Utility Door Replacement
- Q. Southern California Coatings Proposal – Utility Door Replacements
- R. Standing Item: Associations Monthly Newsletter

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, June 25, 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.**