

THE VILLAS COMMUNITY ASSOCIATION

NOTICE & AGENDA BOARD OF DIRECTORS MEETING

DATE: THURSDAY, SEPTEMBER 24, 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=IABPJzkjaiRLfWpxkhEPKy2uG6S1N7.1>

Meeting ID: 825-2888-3567 | Passcode: 418-380

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 the 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 (2)**
- III. DELINQUENCIES**
 - A. A/R Aging & Collections Report 08/31/26 (FYI)
- IV. HEARINGS/NON-COMPLIANCE**
- V. LEGAL (5)**
- VI. MINUTES**
 - A. 08/27/26 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 ~ Report 08/31/26

- B. Landscape Committee - Villa Park Landscape Proposals
- 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. 08/27/26 General Session

VI. TREASURER'S REPORT / FINANCIALS

- A. 08/31/26 Financial Statement
- B. CD Maturity Request Form – October
 - o GL #15030 | 10/01/2026 | \$50,000.00, GL #15040 | 10/06/2026 | \$100,000.00
 - o GL #15045 | 10/30/2026 | \$160,000.00, GL #15065 | 10/28/2026 | \$55,000.00
- C. Morgan Stanley – Signature Cards – Wet Signature Needed
- D. First Citizens Bank – Signature Cards – Wet Signature Needed
- E. Board Resolution – Monetary Transfers Civil Code Sections 5380(b)(6) and 5502

VII. LIEN RESOLUTIONS

VIII. GENERAL BUSINESS

- A. Aqua-Tek Pool & Spa – 2027 Contract Increase
- B. Patrol One – 2027 Contract Increase
- C. Antis Proposal – 45 Morena – Multiple Repairs \$1,080.00
To be paid from Reserves G/L #36300 (Roofs)
- D. Antis Revised Proposal - Annual Roof & Gutter Cleaning \$12,443.00
- E. Merit Roofing & Waterproofing – Roof & Gutter Cleaning \$10,920.00
Reserves G/L #36300 (Roofs)
- F. C.G. Systems Proposals – New Access Control Systems \$43,343.55
To be paid from Reserves | \$191 Monthly Subscription to be paid from Operating
- G. C.G. Systems – Preventative Monthly Maintenance \$146.36
To be paid from Operating
- H. Severson Plumbing Proposal – 17 Navarre - Clogged Drain \$984.00
To be paid from Reserves G/L #35700 (Plumbing)
- I. Synergy PIE Proposal - 31 Morena – Stucco Repair \$980.00
To be paid from Reserves G/L#32100 (Walls)
- J. Synergy PIE Proposal – 31 Morena – Wood Fascia Repairs & Cracks \$474.00
To be paid from Reserves G/L#32100 (Walls)

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, October 22, 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.

MAKING A DIFFERENCE TOGETHER



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