THE VILLAS COMMUNITY ASSOCIATION

NOTICE & AGENDA
BOARD OF DIRECTORS MEETING

DATE: THURSDAY, NOVEMBER 12, 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. DELINQUENCIES
A. A/R Aging & Collections Report 10/31/26 (FYI)

III. HEARINGS/NON-COMPLIANCE (2)
A. Hearing Report 11/12/26

IV. LEGAL (3)

V. MINUTES
A. 10/22/26 Executive Session

VI. 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 10/31/26
B. Landscape Committee – Homeowner Requests

V. SECRETARY'S REPORT / MINUTES 7:20 P.M.

A. 10/22/26 General Session

VI. TREASURER'S REPORT / FINANCIALS 7:25 P.M.

A. 10/31/26 Financial Statement
B. 2027 Annual Budget - RATIFY
C. Reserve Study Executive Summary
D. Reserve Study 1/31/2027 – 12/31/27 - RATIFY
E. CD Maturity Request Form – December
   - GL #15260 | 12/03/2026 | $100,000.00
   - GL #15255 | 12/09/2026 | $150,000.00
F. CD Maturity Request Form – January
   - GL #15280 | 01/08/2027 | $200,000.00
   - GL #15015 | 01/14/2027 | $200,000.00
   - GL #15070 | 01/29/2027 | $200,000.00
G. Reimbursement Request – October Fest - $61.67
   To be paid from Operating G/L #80800 (Community Activities)
H. Reimbursement Request – October Fest - $932.88
   To be paid from Operating G/L #80800 (Community Activities)
I. Board Resolution – Monetary Transfers Civil Code Sections 5380(b)(6) and 5502

VII. LIEN RESOLUTIONS

VIII. GENERAL BUSINESS 7:30 P.M.

A. Antis Proposal – 36 Navarre – Gravel Guard Repair/Asphalt Coating - $3,142.00
   To be paid from Reserves G/L #36300 (Roofs)
B. Synergy Proposal – 36 Navarre – Interior Repairs - $1,057.00
   To be paid from Reserves G/L #36300 (Roofs)
C. South County Plumbing Proposal – 2 Segura – Backed Sewer Line
   To be paid from Reserves G/L #35700 (Plumbing)

IX. ITEMS NEEDING IMMEDIATE ACTION 7:50 P.M.

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 7:55 P.M.

The next meeting of the Board of Directors will be held on **January 28, 2027**, **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

optimum

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