



REGULAR SESSION MEETING AGENDA

Thursday, July 18, 2024 @ 5:00 P.M.

Location: Avalon Management, 2nd Floor Conference Room,
43529 Ridge Park Dr., Temecula, CA 92590

A. Call To Order

B. Open Forum

A period of time will be designated for the purpose of providing homeowner's (Member's) the opportunity to verbally express their thoughts, concerns and/or questions to the Board of Directors (as required by Civil Code §4925). No other time during the meeting is the Board obligated to acknowledge homeowner input. In consideration and respect to all homeowner's in attendance who do wish to address the Board of Directors, a time limit of three (3) minutes per homeowner will be firmly adhered to. The Board of Directors may choose to either address a homeowner's topic at this time or take the topic under advisement and provide a response later.

C. Executive Session Summary

D. Approval of Minutes

1. May 16, 2024, Regular Session Minutes

E. Acceptance of the Financials - Treasurer's Report

All financial statements are viewed electronically monthly.

1. May 31, 2024
2. June 30, 2024

F. Unfinished Business

1. Project Updates
 - Little Library Installed
 - Tree removed next to the main irrigation controller
2. Community Garage Sale – Discussion
3. Ratify Purcor Pest Management Skunk Trapping Proposal

G. New Business

1. Ayers Electric, Inc. – Light Pole Replacement Proposal
2. Gopher Control Service Proposals
3. Skunk Trapping Estimates
4. Draft Reserve Study
5. Towing vehicles stored/inoperable in the Common Parking Lot
6. Workplace Harassment and Discrimination Policy
7. CTA Review, Inc. Proposal

H. Items for Review – Informational Only

1. Landscape Reports
2. Architectural Report & Work Order Summary Report
3. General Correspondence
4. Map

Announcements

1. Next Meeting Date: September 19, 2024, 5:00 P.M. at Avalon Management, 2nd Floor Conference Room located at 43529 Ridge Park Dr., Temecula, CA 92592.

I. Adjournment to Executive Session