



REGULAR SESSION MEETING AGENDA

Thursday, October 17, 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. July 18, 2024, Regular Session Minutes
2. September 19, 2024 Annual Meeting Results

E. Acceptance of the Financials - Treasurer's Report

All financial statements are viewed electronically monthly.

1. July 31, 2024
2. August 31, 2024
3. September 30, 2024

Unfinished Business

1. Project Update
2. Community Garage Sale – Discussion
3. Ratify & Acknowledge Board Member, Elizabeth Stover's Resignation
4. Ratify Purcor Pest Management Skunk Trapping Proposal
5. Workplace Harassment Policy
6. Towing Vehicles Stored/Inoperable Protocol
7. CTA Review, Inc. Proposal

F. New Business

1. Board Member Appointment – Vacant Seats
2. Organizational Meeting
3. 2025 Draft Budget
4. McGregor Landscape – Landscape Enhancement Estimates
Estimate 460 – Northside Gravel
Estimate 461 – Gravel next to 434 King Ct.
Estimate 462 – Gravel & Plant Installation – Triangles
5. CPA Proposals

G. 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: November 21, 2024, 5:00 P.M. at Avalon Management, 2nd Floor Conference Room located at 43529 Ridge Park Dr., Temecula, CA 92592.

H. Adjournment to Executive Session



EXECUTIVE SESSION MEETING AGENDA
Thursday, October 17, 2024
Immediately Following Regular Session

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

CLOSED TO MEMBERSHIP

- A. Call to Order
- B. Approval of Minutes
 - 1. July 18, 2024 Executive Minutes
- C. Hearings
- D. Collections Matters
- E. Contract Addendum - Management
- F. Informational Reports – Review Only
 - 1. Equity Status Reports
 - 2. AR Aging Report – 9.30.2024
 - 3. Violation Compliance Report
- G. Executive Correspondence
- H. Adjournment

NOTE: This meeting is closed to the membership per Civil Code 4930. This notice is required per Civil Code 4925.