

**BREA VILLAGE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
SEPTEMBER 14, 2020**

**MINUTES**

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| <b>NOTICE OF MEETING</b>                             | Upon due notice, had and received, the Board of Directors of the Brea Village Homeowners Association, a California non-profit Corporation, conducted their regularly scheduled Board of Directors Meeting on Monday, September 14, 2020, via Zoom. |
| <b>CALL TO ORDER</b>                                 | The Regular Board of Directors meeting was called to order by Judy Tong at 6:30 p.m.   |
| <b>HOMEOWNER FORUM</b>                               | No homeowners were present   |
| <b>DIRECTORS PRESENT</b>                             | Judy Tong, President<br>Kathleen Martin, Vice-President<br>Dennis Woullard, Secretary<br>Chuck Hurst, Treasurer  |
| <b>DIRECTORS ABSENT</b>                              | None   |
| <b>ALSO ATTENDING</b>                                | Lisa Karoub, President/CEO, Villageway Management, Inc.  |
| <b>OPEN FORUM</b>                                    | No homeowners were present   |
| <b><u>ADMINISTRATIVE</u><br/>AGENDA APPROVAL</b>     | A motion was duly made, seconded and carried to approve the agenda as published. The motion carried.   |
| <b>REGULAR SESSION<br/>MINUTES</b>                   | A motion was duly made, seconded and carried to approve the Minutes from the August 10, 2020 Regular Board of Directors meeting.   |
| <b>FINANCIALS</b>                                    | A motion was duly made, seconded and carried to accept the financial statements from the periods ended July 31, 2020, as subject to audit.   |
| <b>RESERVE STUDY</b>                                 | The Board reviewed the reserve study as prepared by Association Reserves and tabled it for the October 12, 2020 meeting for additional review.   |
| <b>DELINQUENCY<br/>REPORT</b>                        | For review only  |
| <b><u>FACILITIES</u></b>                             |  |
| <b>LANDSCAPE<br/>COMMITTEE<br/>IRRIGATION UPDATE</b> | Weekly/Monthly/Quarterly reports were included in the Board packet and reviewed. Irrigation proposals were also provided, reviewed and approved.   |
| <b>LANDSCAPE</b>                                     | A motion was duly made, seconded and carried to approve the following proposals provided by Ranscapes:<br>45065- over seed - \$2,400.00  |

**ARCHITECTURAL/  
CC&R'S &  
REGULATIONS**

A motion was duly made, seconded and carried to approve the following applications as submitted:  
None submitted

**HOMEOWNER  
CORRESPONDENCE**

The Board reviewed correspondence from homeowners

**NEXT MEETING**

The next Board of Directors meeting of the Brea Village Homeowners Association is scheduled for October 12, 2020, with call to order at 6:30 pm, with a location TBD.

**ADJOURNMENT**

There being no further business to come before the Brea Village Homeowners Association, the Board motioned and approved to adjourn the Board of Directors meeting at 7:30 pm.

**ATTEST**

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**PRESIDENT**

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**SECRETARY**