

**BREA VILLAGE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
SEPTEMBER 21, 2022  
MANAGEMENT REPORT**

- I. CALL TO ORDER – 6:30 P.M. via Zoom**
- II. MOTION TO ACCEPT AGENDA AS PUBLISHED**
- III. OPEN FORUM**
- IV. MANAGEMENT REPORTS**

**A. ADMINISTRATIVE**

- 1. **BOARD ACTION:** Review and approve the Regular session minutes from the August 17, 2022 Board of Directors meeting.

**B. FINANCIALS**

- 1. **BOARD REVIEW:** Included for your review is the financial statement for the period ending August 31, 2022, subject to audit.
- 2. **BOARD REVIEW:** Included for your review are the Income and Expense reports.
- 3. **BOARD REVIEW:** Review the delinquency report.
- 4. **BOARD REVIEW:** Draft budget
- 5. **BOARD REVIEW:** Included for your review is the draft audit for the year ended December 31, 2021, as prepared by Inouye, Shively and Klatt.
- 6. **BOARD REVIEW:** Included for your review is an increase letter presented by Ranscapes. The current monthly rate is \$8,086.00 per month and the proposed rate is \$8,490.00 per month.
- 7. **BOARD ACTION:** Included for your approval are invoices submitted by Ranscapes for irrigation work:
  - #56846 - \$1,270.00
  - #55817 - \$900.00
  - #55639 - \$850.00

**C. LANDSCAPE**

- 1. Landscape updates
  - Water restrictions
  - Proposals:
    - #56669 – Remove two dead pine trees - \$5,700.00
    - #56978 – Irrigation repairs per the 9/6/22 observation report - \$1,235.00

**D. ARCHITECTURAL**

- 921 Forbes - Solar

**V. ASSOCIATION INFORMATION**

- Calendar
- Board Roster
- Map
- Maintenance & Utility Responsibility Checklist

**VI. NEXT MEETING – October 19, 2022 at 6:30 PM.**

**VII. ADJOURNMENT**

*An Executive Session Board of Directors meeting, if necessary, will be held following the adjournment of the Brea Village Homeowners Association Regular Board of Directors meeting to discuss potential litigation, member disciplinary action and employee issues, and/or contract negotiations.*