

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

MINUTES

NOTICE OF MEETING	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 Wednesday, September 21, 2022, via Zoom.
CALL TO ORDER	The Regular Board of Directors meeting was called to order by Chuck Hurst at 6:30 p.m.
HOMEOWNER FORUM	No homeowners were present
DIRECTORS PRESENT	Chuck Hurst, President Kevin Keech, Vice-President Kathleen Martin, Treasurer
DIRECTORS ABSENT	Judy Tong, Secretary Dennis Woullard, Member at Large
ALSO ATTENDING	Lisa Karoub, President/CEO, Villageway Management, Inc.
<u>ADMINISTRATIVE</u> AGENDA APPROVAL	A motion was duly made, seconded and carried to approve the agenda as published. The motion carried.
REGULAR SESSION MINUTES	A motion was duly made, seconded and carried to approve the Minutes from the August 17, 2022 Regular Board of Directors meeting.
FINANCIAL STATEMENT	A motion was duly made, seconded and carried to approve the financial statement for the period ending August 31, 2022, subject to audit
DELINQUENCY REPORT	For review only
2023 DRAFT BUDGET	The 2023 draft budget was presented and reviewed and tabled for the October 19, 2022 meeting for additional review and discussion.
DRAFT AUDIT/TAXES	A motion was duly made, seconded and carried to approve the draft audit for the year ended December 31, 2021, as prepared by Inouye, Shively and Klatt.
LANDSCAPE MAINTENANCE INCREASE	A motion was duly made, seconded and carried to approve the increase presented by Ranscapes for the monthly landscape maintenance. The new monthly cost is \$8,490.00.
INVOICES FOR APPROVAL	A motion was duly made, seconded and carried to approve the invoices as presented by Ranscapes for irrigation work: #56846 - \$1,270.00 #55817 - \$900.00 #55639 - \$850.00

FACILITIES

LANDSCAPE

A motion was duly made, seconded and carried to approve the following proposals provided by Ranscapes:

#56669 – Remove two dead pine trees - \$5,700.00

#56978 – Irrigation repairs per the 9/6/22 observation report - \$1,235.00

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

921 Forbes – Solar panels – A motion was duly made, seconded and carried to approve the application as 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 19, 2022, with a 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 7:20 pm.

ATTEST

PRESIDENT

SECRETARY