

**BREA VILLAGE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
OCTOBER 19, 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, October 19, 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  
Judy Tong, Secretary  
Kathleen Martin, Treasurer

**DIRECTORS ABSENT** Kevin Keech, Vice-President  
Dennis Woullard, Member at Large

**ALSO ATTENDING** Lisa Karoub, President/CEO, Villageway Management, Inc.

**ADMINISTRATIVE**

**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 September 21, 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 September 30, 2022, subject to audit

**DELINQUENCY REPORT** For review only

**2023 DRAFT BUDGET** A motion was duly made, seconded and carried to approve the 2023 budget with a 12% increase to both the Village and the Gallery sides.

**FACILITIES**

**LANDSCAPE** A motion was duly made, seconded and carried to approve the following proposals provided by Ranscapes:  
#57418 – Over seeding - \$4,200.00 - Tabled  
#57529 – Irrigation repairs per the 9/29/22 observation report - \$1,065.00

**ARCHITECTURAL/ CC&R'S & REGULATIONS** 921 Forbes – Roof – 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 November 16, 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 7:30 pm.

**ATTEST**

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**PRESIDENT**

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**SECRETARY**