

**BREA VILLAGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
SEPTEMBER 20, 2023
MANAGEMENT REPORT**

- I. CALL TO ORDER – 6:30 P.M.**
- 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 July 19, 2023 Board of Directors meeting.

B. FINANCIALS

- 1. **BOARD REVIEW:** Included for your review is the financial statement for the period ending July 31, 2023 and August 31, 2023, subject to audit.
- 2. **BOARD REVIEW:** Review the delinquency report.
- 3. **BOARD REVIEW:** Included for your review is the 2024 draft reserve study as prepared by Association Reserves showing the Association is 44.5% funded.
- 4. **BOARD REVIEW:** Included for your review is the 2024 draft budget.

C. LANDSCAPE

- 1. **BOARD ACTION:** Included for your review are proposals provided by Ranscapes:
61560 – Irrigation per 8/1/23 report - \$1,620.00
61290 – Irrigation per 7/19/23 report - \$1,080.00
61322 – Irrigation per 7/24/23 report - \$575.00
- 2. **BOARD DISCUSSION:** Included for your review is a proposal provided by Treeco to remove the pepper tree in front of 678 Lennox at a cost of \$675.00. Also a pine tree on the slope behind 816 Buchanan at a cost of \$500.00. They will not be removing the stump of the pine tree.

D. ARCHITECTURAL

832 Cameron – Solar - Ratify

- V. ASSOCIATION INFORMATION**
 - Calendar
 - Board Roster
 - Map
 - Maintenance & Utility Responsibility Checklist

VI. NEXT MEETING – November 15, 2023 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.