

**BREA VILLAGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 18, 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 September 20, 2023 Board of Directors meeting.

B. FINANCIALS

- 1. **BOARD REVIEW:** Included for your review is the financial statement for the period ending September 30, 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. Please refer to your September Board packet for the study
- 4. **BOARD REVIEW:** Included for your review is the 2024 draft budget.
- 5. **BOARD ACTION:** Included for your review is an increase letter provided by Ranscapes.
- 6. **BOARD ACTION:** Included for your review is an increase letter provided by Arroyo Irrigation.

C. LANDSCAPE

- 1. **BOARD ACTION:** Included for your review are proposals provided by Ranscapes:
62145 – Overseeding - \$3,780.00
Invoice for approval – Emergency branch removal - \$1,450.00

D. ARCHITECTURAL

No applications submitted

- V. ASSOCIATION INFORMATION**
 - Calendar
 - Board Roster
 - Map
 - Maintenance & Utility Responsibility Checklist
- VI. NEXT MEETING – TBD 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.