

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

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 20, 2023, 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, Vice-President
John Asfour, Treasurer
Kathleen Martin, Secretary
William Christensen, Member at Large

DIRECTORS ABSENT None

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 July 19, 2023 Regular Board of Directors meeting.

FINANCIAL STATEMENT A motion was duly made, seconded and carried to approve the financial statement for the period ending July 31, 2023 and August 31, 2023, subject to audit

DELINQUENCY REPORT For review only

DRAFT RESERVE STUDY The Board reviewed the reserve study and tabled it for the October 18, 2023 meeting.

DRAFT BUDGET The Board reviewed the draft budget and tabled it for the October 18, 2023 meeting

LIEN RESOLUTION A motion was duly made, seconded and carried to approve to lien account #10313-4 with an outstanding balance of \$1,182.90.

**FACILITIES
LANDSCAPE** A motion was duly made, seconded and carried to approve the following proposals submitted by Ranscapes:
61560 – Irrigation - \$1,620.00
61290 – Irrigation - \$1,080.00
61322 – Irrigation - \$575.00

A motion was duly made, seconded and carried to approve the proposal provided by Treeco to remove the pepper tree in front of 678 Lennox at a cost of \$675.00 as well as a pine tree on the slope behind 816 Buchanan at a cost of \$500.00.

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

A motion was duly made, seconded and carried to approve the following architectural applications as presented:
832 Cameron – Solar
844 Cameron – Balcony addition

**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 18, 2023, with a call to order at 6:30 pm, via Zoom.

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 7:40 pm.

ATTEST

PRESIDENT

SECRETARY