

**BREA VILLAGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 18, 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, October 18, 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 Kathleen Martin, Secretary
DIRECTORS ABSENT	John Asfour, Treasurer William Christensen, 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 September 20, 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 September 30, 2023, subject to audit
DELINQUENCY REPORT	For review only
2024 RESERVE STUDY	A motion was duly made, seconded and carried to approve the reserve study as presented by Association Reserves.
2024 BUDGET	A motion was duly made, seconded and carried to approve the budget with a 2% increase to both the Village and the Gallery sides.
RANSCAPES	A motion was duly made, seconded and carried to approve the increase for landscape maintenance with a new monthly cost of \$8,744.70.
ARROYO IRRIGATION	A motion was duly made, seconded and carried to approve the increase for irrigation maintenance with a new monthly cost of \$3,998.27.

FACILITIES

LANDSCAPE

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

62145 – Over seeding - \$3,780.00

Emergency branch removal - \$1,450.00

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

No applications were 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 15, 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 7:00 pm.

ATTEST

PRESIDENT

SECRETARY