

**BREA VILLAGE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
SEPTEMBER 18, 2024  
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 17, 2024 Board of Directors meeting.

**B. FINANCIALS**

- 1. **BOARD REVIEW:** Included for your review is the financial statement for the period ending July 31, 2024 and August 31, 2024, subject to audit.
- 2. **BOARD REVIEW:** Review the delinquency report.
- 3. **BOARD REVIEW:** Included for your review is an increase letter provided by Ranscapes. The new monthly rate effective January 1, 2025 is \$9,007.00.
- 4. **BOARD REVIEW:** Included for your review is a letter regarding your CD with Farmers and Merchants Bank. If you renew with F&M for 24 months the rate is 1%. Pacific Premier is offering higher rates however F&M is going to try to match. Management will have more information at the meeting.

**C. LANDSCAPE**

- 1. **BOARD ACTION:** Included for your review are proposals provided by Ranscapes for work to be completed community wide:
  - 2577 – Irrigation - \$550.00
  - 2578 – Irrigation - \$1,305.00
  - 2579 – Irrigation - \$415.00
  - 2580 – Irrigation - \$550.00
  - 2581 – Irrigation - \$860.00
  - 2987 – Remove 1 tree behind 833 Davidson - \$2,500.00
  - 2988 – Irrigation to tie into another controller for more pressure - \$2,045.00
  - 2989 – Remove 2 XXL Pine Trees next to 851 Davidson - \$6,400.00
  - 3002 – Install Tree at 864 Buchanan – Two options
  - 3004 – 804 Buchanan – Add seed to side yard where it is just dirt - \$1,500.00
  - 3005 – 865 Davidson - Remove Podocarpus tree damaging the driveway and walkway - \$2,500.00
  - 854 Chisholm – Remove tree damaging the driveway, walkway and garage - \$
  - Tree Trimming – Front yard trees on the Village side - \$16,020.00
  - Tree Trimming 3 year plan – Ranscapes and TreeCo provided proposals
- 2. **BOARD REVIEW:** Included for your review is a proposal for reference if the Association were to make repairs to areas damaged by tree roots.
- 3. **BOARD REVIEW:** Included for your review is a proposal to replace the damaged section of the fence at the top of Forbes that was hit by a vehicle.

**D. ARCHITECTURAL**

- 885 Buchanan – Replace pavers in back, side and front patio areas

**V. ASSOCIATION INFORMATION**

Calendar  
Board Roster  
Map  
Maintenance & Utility Responsibility Checklist

**VI. NEXT MEETING – November 20, 2024 at 6:30 PM with a location to be determined**

**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.*