

**BREA VILLAGE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
NOVEMBER 20, 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 September 18, 2024 Board of Directors meeting.
  - B. FINANCIALS**
    - 1. **BOARD REVIEW:** Included for your review is the financial statement for the period ending September 30, 2024 and October 31, 2024, subject to audit.
    - 2. **BOARD REVIEW:** Review the delinquency report.
    - 3. **BOARD REVIEW:** Included for your review is the 2025 draft reserve study as prepared by Association Reserves showing the Association is 61% funded.
    - 4. **BOARD REVIEW:** Included for your review is the 2025 draft budget.
    - 5. **BOARD REVIEW:** Included for your review is an engagement letter presented by Inouye, Shively, Klatt and McCorvey to prepare the Association’s audit/taxes for the year ended December 31, 2023 at a cost of either \$1,600.00 or \$1,750.00.
    - 6. **BOARD REVIEW:** Included for your review is a proposed increase provided by Arroyo Irrigation.
  - C. LANDSCAPE**
    - 1. **BOARD ACTION:** Included for your review are proposals provided by Ranscapes for work to be completed community wide:
      - 3004 – New plant material - \$1,750.00
      - 3002 – Install new trees - \$1,900.00
      - 3292 – Fertilizer - \$750.00
      - 3158 – Overseed – 4,400.00
      - 3173 – Aeration - \$950.00
    - 2. **BOARD REVIEW:** Included for your review are two proposals for a 3- year plan for tree trimming. At the Board’s direction Management obtained a third proposal for comparison of pricing. Harvest Landscape submitted a proposal.
    - 3. **BOARD REVIEW:** Included for your review is a proposal to extend the warranty for the WeatherTrak irrigation controllers.
  - D. ARCHITECTURAL**
    - 883 Davidson – Paint Scheme 6
- V. ASSOCIATION INFORMATION**
  - Calendar
  - Board Roster
  - Map
  - Maintenance & Utility Responsibility Checklist
- VI. NEXT MEETING – January 15, 2025 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.*