

**BREA VILLAGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
SEPTEMBER 18, 2024**

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 18, 2024 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 861 Cameron – Steve Simons was present to discuss water pressure
868 Cameron – Angela to discuss pine tree trimming

DIRECTORS PRESENT Chuck Hurst, President
Judy Tong, Vice-President
Kathleen Martin, Secretary
John Asfour, Treasurer
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 17, 2024 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, 2024 and August 31, 2024, subject to audit

DELINQUENCY REPORT For review only

LANDSCAPE A motion was duly made, seconded and carried to approve the proposed increase presented by Ranscapes. The new monthly maintenance contract effective January 1, 2025 is \$9,007.00.

CD'S A motion was duly made, seconded and carried to approve to have the CD moved from Farmers and Merchants Bank to Pacific Premier for a 7 month CD.

FACILITIES
LANDSCAPE A motion was duly made, seconded and carried to approve the following proposals submitted by Ranscapes:
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 - Tabled
- 3002 – Install Tree at 864 Buchanan – Two options - Tabled
- 3004 – 804 Buchanan – Add seed to side yard where it is just dirt - \$1,500.00 - Table
- 3005 – 865 Davidson - Remove Podocarpus tree damaging the driveway and walkway - \$2,500.00 - Table
- 854 Chisholm – Remove tree damaging the driveway, walkway and garage - \$2,250.00 - Table
- Tree Trimming – Front yard trees on the Village side - \$16,020.00
- Tree Trimming 3 year plan – Ranscapes and TreeCo provided proposals - Tabled

FENCE

A motion was duly made, seconded and carried to approve the proposal provided by Shine Bright to replace the damaged fence at the top of Forbes at a cost of \$13,472.25.

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

885 Buchanan – Replace pavers in back, side and front patio areas
A motion was duly made, seconded and carried to approve the application as 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 20, 2024, 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 8:15 pm.

ATTEST

PRESIDENT

SECRETARY