

**BREA VILLAGE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MAY 21, 2025  
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 March 19, 2025 Board of Directors meeting.

**B. FINANCIALS**

- 1. **BOARD REVIEW:** Included for your review is the financial statement for the period ending January 31, 2025 and February 28, 2025, subject to audit.
- 2. **BOARD REVIEW:** Review the delinquency report.
- 3. **BOARD ACTION:** Included for your approval is a lien resolution for account #103-026 with an outstanding balance of \$1,037.94.

**C. FACILITIES**

- 1. **BOARD ACTION:** Included for your review is a report provided by Ranscapes regarding the trees at 880 Cameron Ct. Included is a proposal based on that report to remove the queen palm and a branch from the pine tree for a total cost of \$1,250.00.
- 2. **BOARD REVIEW:** Included for your review is a proposal to trim the pine trees on the Village side of the community at a cost of \$62,700.00.

**D. ARCHITECTURAL**

- 678 Lennox – Driveway
- 85 Chisholm – Paint scheme 6

**V. ASSOCIATION INFORMATION**

- Calendar
- Board Roster
- Map
- Maintenance & Utility Responsibility Checklist

**VI. NEXT MEETING – July 16, 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.*