

**BREA VILLAGE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
SEPTEMBER 17, 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 July 16, 2025 Board of Directors meeting.
- 2. **ORGANIZATIONAL MEETING**
- 3. **ARROYO IRRIGATION**

**B. FINANCIALS**

- 1. **BOARD REVIEW:** Included for your review is the financial statement for the period ending July 31, 2025 and August 31, 2025, subject to audit.
- 2. **BOARD REVIEW:** Review the delinquency report.
- 3. **BOARD ACTION:** Included for your review are two lien resolutions:  
121-380 with an outstanding balance of \$1,702.50  
121-831 with an outstanding balance of \$1,148.00
- 4. **BOARD REVIEW:** Included for your review is an increase letter provided by Ranscapes for 2026. The current monthly rate is \$9,007.00 and the proposed monthly rate is \$9,280.00.

**C. FACILITIES**

- 1. **BOARD ACTION:** Included for your review are proposals provided by Ranscapes:  
5682 – Irrigation - \$490.00  
5681 – Irrigation - \$1,300.00  
5678 – Irrigation - \$750.00  
5679 – Irrigation - \$1,860.00  
5519 – Overseeding - \$4,800.00  
5738 – Aeration - \$2,500.00

**D. ARCHITECTURAL**

785 Forbes – Interior loft and windows

**V. ASSOCIATION INFORMATION**

Calendar  
Board Roster  
Map  
Maintenance & Utility Responsibility Checklist

**VI. NEXT MEETING – November 19, 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.*