

**BREA VILLAGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
NOVEMBER 19, 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 September 17, 2025 Board of Directors meeting.
2. **IRRIGATION PRESENTATION**

B. FINANCIALS

1. **BOARD REVIEW:** Included for your review is the financial statement for the period ending September 30, 2025 and October 31, 2025, subject to audit.
2. **BOARD REVIEW:** Review the delinquency report.
3. **BOARD ACTION:** Emailed to you the reserve study as prepared by Association Reserves showing the Association is funded at 68.7%.
4. **BOARD ACTION:** Included for your review is the 2026 draft budget.
5. **BOARD ACTION:** Included for your review is the draft audit for the year ended December 31, 2024.
6. **BOARD ACTION:** Included for your review are two proposals provided by Inouye, Shively, Klatt and McCorvey:
Review and Income Tax Prep - \$1,650.00
Audit and Income Tax Prep - \$1,750.00
7. **BOARD ACTION:** Included for your review is a proposed increase and new contract provided by Arroyo Irrigation for 2026. The proposed new monthly cost is \$4,273.72.

C. FACILITIES

1. **BOARD ACTION:** Included for your review are proposals provided by Ranscapes:
5961 – Irrigation - \$1,830.00
5958 – Irrigation - \$1,030.00
5963 – Irrigation - \$1,080.00

D. ARCHITECTURAL

829 Chisholm – Paint – to be ratified

V. ASSOCIATION INFORMATION

Calendar
Board Roster
Map
Maintenance & Utility Responsibility Checklist

VI. NEXT MEETING – January 21, 2026 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.