

**BREA VILLAGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JANUARY 21, 2026
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 November 19, 2025 Board of Directors meeting.
- 2. **SPECIAL BOARD MEETING** – Management will need a copy of the minutes taken by the Board to be approved.

B. FINANCIALS

- 1. **BOARD REVIEW:** Included for your review is the financial statement for the period ending November 30, 2025 and December 31, 2025, subject to audit.
- 2. **BOARD REVIEW:** Review the delinquency report.
- 3. **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: 6453 – Snail Bait Application - \$4,620.00

D. ARCHITECTURAL

No applications have been submitted for this meeting.

V. ASSOCIATION INFORMATION

Calendar
Board Roster
Map
Maintenance & Utility Responsibility Checklist

VI. NEXT MEETING – March 18, 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.