

**BREA VILLAGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JULY 16, 2025**

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, July 16, 2025 via Zoom.
CALL TO ORDER	The Regular Board of Directors meeting was called to order by Chuck Hurst at 6:00 p.m.
HOMEOWNER FORUM	No homeowners were present
DIRECTORS PRESENT	Chuck Hurst, President Kathleen Martin, Secretary Judy Tong, Vice-President George Castaneda, Member at Large
DIRECTORS ABSENT	John Asfour, Treasurer
ALSO ATTENDING	Lisa Karoub, President/CEO, Villageway Management, Inc.
<u>ADMINISTRATIVE</u> 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 May 21, 2025 Regular Board of Directors meeting.
FINANCIAL STATEMENT	A motion was duly made, seconded and carried to approve the financial statement for the period ending May 31, 2025 and June 30, 2025, subject to audit
DELINQUENCY REPORT	For review only
<u>FACILITIES</u> LANDSCAPE	A motion was duly made, seconded and carried to approve the following proposals provided by Ranscapes: 5056 – Irrigation - \$1,660.00 5053 – Irrigation - \$1,050.00 Fertilizer - \$850.00
ARCHITECTURAL/ CC&R'S & REGULATIONS	A motion was duly made, seconded and carried to approve the application submitted by 870 Buchanan to install solar.
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 September 17, 2025, 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 7:10pm.

ATTEST

PRESIDENT

SECRETARY