

**BREA VILLAGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
SEPTEMBER 17, 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, September 17, 2025 via Zoom.

CALL TO ORDER The Regular Board of Directors meeting was called to order by Chuck Hurst at 6:30 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.
Alan and Garry with Arroyo Irrigation

ADMINISTRATIVE

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 July 16, 2025 Regular Board of Directors meeting.

ORGANIZATIONAL MEETING A motion was duly made, seconded and carried to approve the Board positions as follows:
Kathleen Martin, President
George Castaneda, Vice-President
Chuck Hurst, Treasurer
Judy Tong, Secretary
John Asfour, Member at Large

FINANCIAL STATEMENT A motion was duly made, seconded and carried to approve the financial statement for the period ending July 31, 2025 and August 31, 2025, subject to audit

DELINQUENCY REPORT For review only

LIEN RESOLUTION A motion was duly made, seconded and carried to approve to place a lien on the following accounts:
121-380 with an outstanding balance of \$1,702.50
121-831 with an outstanding balance of \$1,148.00

**PROPOSED
INCREASE**

A motion was duly made, seconded and carried to approve the proposed increase for monthly landscape maintenance. Effective January 1, 2026 the monthly rate will be \$9,280.00.

**FACILITIES
LANDSCAPE**

A motion was duly made, seconded and carried to approve the following 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

ARCHITECTURAL

A motion was duly made, seconded and carried to approve the application submitted by 785 Forbes for an interior loft and windows.

**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 November 19, 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 8:30 pm.

ATTEST

PRESIDENT

SECRETARY