

**BREA VILLAGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JANUARY 21, 2026
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, January 21, 2026 via Zoom.

CALL TO ORDER The Regular Board of Directors meeting was called to order by Kathleen Martin at 6:30 p.m.

HOMEOWNER FORUM No homeowners were present

DIRECTORS PRESENT Kathleen Martin, President
George Castaneda, Vice-President
Chuck Hurst, Treasurer
Judy Tong, Secretary
John Asfour, Member at Large

DIRECTORS ABSENT None

ALSO ATTENDING Lisa Karoub, President/CEO, Villageway Management, Inc.

**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 November 19, 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 November 30, 2025 and December 31, 2025, subject to audit

**DELINQUENCY
REPORT** For review only

**ARROYO
IRRIGATION** Arroyo Irrigation presented a new contract for 2026 however this item was tabled for additional review of contracts. Martin and Asfour are to prepare a comparison chart between Ranscape and Arroyo and present to the board.

**FACILITIES
LANDSCAPE** Ranscapes presented a proposal which was tabled. Management was asked to review the contract to see if it should be included in the monthly maintenance cost.
6453 – Snail Bait Application - \$4,620.00

ARCHITECTURAL A motion was duly made, seconded and carried to approve the following applications as submitted:
676 Dundee – Windows
874 Forbes – Remove block wall between homes and install white vinyl

**HOMEOWNER
CORRESPONDENCE**

The Board reviewed correspondence from homeowners

FOLLOW UP ITEMS

Asfour is to have a contractor onsite to inspect the pedestals and provide a scope of work to be used to submit to vendors for proposals.

NEXT MEETING

The next Board of Directors meeting of the Brea Village Homeowners Association is scheduled for March 18, 2026, 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 8:00 pm.

ATTEST

PRESIDENT

SECRETARY