

**BREA VILLAGE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
APRIL 15, 2026**

**MINUTES**

<b>NOTICE OF MEETING</b>	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, April 15, 2026 via Zoom.
<b>CALL TO ORDER</b>	The Regular Board of Directors meeting was called to order by Kathleen Martin at 6:30 p.m.
<b>HOMEOWNER FORUM</b>	No homeowners were present
<b>DIRECTORS PRESENT</b>	Kathleen Martin, President George Castaneda, Vice-President Chuck Hurst, Treasurer Judy Tong, Secretary John Asfour, Member at Large
<b>DIRECTORS ABSENT</b>	None
<b>ALSO ATTENDING</b>	Lisa Karoub, President/CEO, Villageway Management, Inc.
<b><u>ADMINISTRATIVE</u> AGENDA APPROVAL</b>	A motion was duly made, seconded and carried to approve the agenda as published. The motion carried.
<b>REGULAR SESSION MINUTES</b>	A motion was duly made, seconded and carried to approve the Minutes from the March 18, 2026 Regular Board of Directors meeting.  A motion was duly made, seconded and carried to approve the Executive Session minutes of March 18, 2026. Directors Castaneda and Asfour were against.
<b>FINANCIAL STATEMENT</b>	A motion was duly made, seconded and carried to approve the financial statement for the period ending March 31, 2026, subject to audit
<b>DELINQUENCY REPORT</b>	For review only
<b>LANDSCAPE CONTRACT</b>	This item was discussed and tabled.
<b><u>FACILITIES</u> LANDSCAPE</b>	Ranscapes presented proposals that were tabled for billing clarification. 7020, 7021, 7022 and 7023
<b>BACK FLOW</b>	The Board was presented with a proposal provided by Ranscapes to remove two backflow devices attached to meters that have been removed. This item was tabled for one additional proposal.

**ANNUAL ELECTION** A motion was duly made, seconded and carried to approve the proposal provided by Advanced Election Services to act as the inspector of election for the Annual Election, at a cost of \$1,240.00.

**WILLOW TREE** A motion was duly made, seconded and carried to approve the proposal provided by Ranscapes contingent upon them matching the price from another landscape company. The cost to remove the dying Willow Tree and plant a new one will be \$1,455.00.

**ARCHITECTURAL** 886 Cameron submitted an application to paint the home using scheme 3. A motion was duly made, seconded and carried to approve the application as submitted.

**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 May 20, 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**

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**PRESIDENT**

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**SECRETARY**