

BREA VILLAGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MAY 20, 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, May 20, 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 Judy Tong, Secretary John Asfour, Member at Large
DIRECTORS ABSENT	Chuck Hurst, Treasurer George Castaneda, Vice-President
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 April 15, 2026 Regular Board of Directors meeting.
FINANCIAL STATEMENT	A motion was duly made, seconded and carried to approve the financial statement for the period ending April 30, 2026, subject to audit
DELINQUENCY REPORT	For review only
LANDSCAPE CONTRACT	This item was discussed and tabled for final discussion with Ran.
<u>FACILITIES</u>	
LANDSCAPE	A motion was duly made, seconded and carried to approve the following proposal presented by Ranscapes for irrigation repairs: 7020, 7021, 7022 and 7023 7125 - \$800.00
BACK FLOW	A motion was duly made, seconded and carried to approve the proposal provided by LaCresta Backflow to remove two backflow devices at a cost of \$832.00.
ARCHITECTURAL	859 Chisholm submitted an application to reroof their home. 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 June 17, 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 7:30 pm.
ATTEST	

PRESIDENT	SECRETARY