

**BREA VILLAGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
AUGUST 19, 2026
MANAGEMENT REPORT**

- I. CALL TO ORDER – 6:30 P.M.**
- II. MOTION TO ACCEPT AGENDA AS PUBLISHED**
- III. OPEN FORUM**
- IV. MANAGEMENT REPORTS**

A. ADMINISTRATIVE

- 1. **BOARD ACTION:** Review and approve the Regular session minutes from the July 15, 2026 Board of Directors meeting.
- 2. **ORGANIZATIONAL MEETING:**
President –
Vice President – Judy Tong
Treasurer – Bill Christensen
Secretary – Melissa Shatynski
Member at Large – George Castaneda
- 3. **COMMITTEES:**

B. FINANCIALS

- 1. **BOARD REVIEW:** Included for your review is the financial statement for the period ending July 31, 2026, subject to audit.
- 2. **BOARD REVIEW:** Review the delinquency report.

C. FACILITIES

- 1. **BOARD ACTION:** Included for your review are proposals provided by Ranscapes:
7816 – Irrigation - \$1,310.00
7815 – Irrigation - \$815.00
7814 – Irrigation - \$330.00
- 2. **BOARD ACTION:** Included for your review and approval are two proposals provided by La Cresta regarding the stolen back flow device:
7777 – Replace stolen back flow device - \$2,853.00
7794 – Install a cage on back flow device - \$1,346.00

D. ARCHITECTURAL

No applications were submitted for this meeting

V. ASSOCIATION INFORMATION

Calendar
Board Roster
Map
Maintenance & Utility Responsibility Checklist

VI. NEXT MEETING – September 16, 2026 at 6:30 PM with a location to be determined

VII. ADJOURNMENT

An Executive Session Board of Directors meeting, if necessary, will be held following the adjournment of the Brea Village Homeowners Association Regular Board of Directors meeting to discuss potential litigation, member disciplinary action and employee issues, and/or contract negotiations.