

**BREA VILLAGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
SEPTEMBER 29, 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 August 25, 2026 Board of Directors meeting.

B. FINANCIALS

1. **BOARD REVIEW:** Included for your review is the financial statement for the period ending August 31, 2026, subject to audit.
2. **BOARD REVIEW:** Review the delinquency report.
3. **BOARD REVIEW:** Included for your review is an increase letter provided by Ranscapes with the new monthly cost of \$9,560.00.

C. FACILITIES

1. **BOARD ACTION:** Included for your review are proposals provided by Ranscapes:
8491 – Annual aeration - \$2,500.00
8404 – Annual Overseed - \$4,800.00
8326 – Backflow cages - \$31,350.00
8082 – Replace (6) Sycamore trees - \$1,440.00
8083 – Remove decaying Acacia - \$1,030.00
8248 – Tree trimming - \$35,465.00

D. ARCHITECTURAL

670 E Lennox - Solar Application

V. ASSOCIATION INFORMATION

Calendar
Board Roster
Map
Maintenance & Utility Responsibility Checklist

VI. NEXT MEETING – TBD October, 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.