

VERMONT VILLAS CONDOMINIUM HOMEOWNERS ASSOCIATION

NOTICE OF BOARD OF DIRECTORS MEETING

The Board of Directors of Vermont Villas Condominium will hold a regular meeting on *Thursday, January 23, 2025*, at 6:00 p.m. at 450 West Vermont Avenue. Escondido, California Rec. Building. Board members, if you cannot attend the meeting, please notify the Elite Community Management office 858-485-0881.

EXECUTIVE SESSION AGENDA

An executive meeting will be held at 5:55 pm, *Thursday, January 23, 2025*.

EXECUTIVE SESSION DISCLOSURE – closed to members per civil code § 4935

LEGAL

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A G E N D A

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CALL TO ORDER

6:00 p.m.

MEETING RULES

HOMEOWNER FORUM (15 Minutes Maximum)

As provided in the "Open Meeting Act," members may observe the meeting but do not have the right to participate in the Board's deliberations or votes. Members may address issues during the homeowner forum portion of the meeting.

APPROVAL OF PREVIOUS MEETING MINUTES

TREASURER'S REPORT..... Treasurer

- a. Review of Financial Statement
- b. Aging Delinquency
- c. CD – Investments/Changes

ELITE COMMUNITY MANAGEMENT.....Management

- a. Service Desk Report
- b. Enforcement

OLD BUSINESS

- a. Turf Conversion – Update
- b. Community Maintenance
 - a. Janitorial

NEW BUSINESS

- a. Insurance – Final Update
- b. Reserve Study Bids - Redo
- c. Architectural Applications
- d. Resolution for Transfer from Operating and Reserve Accounts

CORRESPONDENCE

ADJOURNMENT