

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, March 13, 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.

A G E N D A

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CALL TO ORDER.....

6:00 p.m.

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

1

TREASURER'S REPORT..... Treasurer

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

**4
10**

ELITE COMMUNITY MANAGEMENT.....Management

- a. Management Reports
- b. Proposals – Landscaping and Gutters

**26
40**

OLD BUSINESS

- a. Turf Conversion – Update
- b. Community Maintenance
 - a. Janitorial
- c. Insurance – Claims Update
- d. Reserve Study - Review

**47
48**

NEW BUSINESS

- a. Architectural Applications
- b. Resolution for Transfer from Operating and Reserve Accounts

CORRESPONDENCE

70

ADJOURNMENT

EXECUTIVE SESSION AGENDA

An executive meeting will be held at **7:30 pm, Thursday, March 13, 2025**.

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

CALL TO ORDER

7:30 p.m.

LEGAL

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ADJOURNMENT