

# 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, June 12, 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.

### AGENDA

### Page

**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. Resolution for Transfer from Operating and Reserve Accounts

**3  
19**

### **ELITE COMMUNITY MANAGEMENT**.....Management

- a. Management Reports

**33**

### **OLD BUSINESS**

- a. Architectural Applications
- b. Turf Conversion – Finalization
- c. Landscape – Proposals/Repairs
- d. Maintenance – Concrete Work
- e. Board Member – Vacancy/Appointment
- f. Reserve Study - Updates

**42  
43  
77**

### **NEW BUSINESS**

- a. Insurance Renewal – 2025 – 2026
- b. Budget Review – 2025 – 2026

**80  
132**

### **CORRESPONDENCE**

### **ADJOURNMENT**