

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, July 10, 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.

This is a private meeting. The Board does not consent to be recorded and any such recording will be seen as a violation of state law.

AGENDA

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CALL TO ORDER.....

6:00 p.m.

LANDSCAPE - PROPOSALS/STATUS/SERVICE - MSE LANDSCAPE

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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

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TREASURER'S REPORT..... Treasurer

a. Review of Financial Statement

20

b. Aging Delinquency

35

c. Resolution for Transfer from Operating and Reserve Accounts

ELITE COMMUNITY MANAGEMENT.....Management

a. Management Reports

49

OLD BUSINESS

a. Architectural Applications

b. Maintenance – Concrete Work

c. Board Member – Vacancy/Appointment

d. Reserve Study – Updates

e. Insurance Renewal – 2025 – 2026

f. Budget Review – 2025 – 2026 – FINAL WITH 20% INCREASE AND INCREASE LETTER DRAFT

54

NEW BUSINESS

a. Taxes/Review 2024

91

b. AB130 - Enforcement Policy

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CORRESPONDENCE

ADJOURNMENT