

**CHARDONNAY HILLS HOMEOWNERS ASSOCIATION
GENERAL SESSION BOARD OF DIRECTORS MEETING
APRIL 11, 2024
NOTICE and AGENDA**

Location: Avalon Management Office: 43529 Ridge Park Drive, Temecula, California 92590

- I. General Session Call to Order - 6:00 PM**
- II. Open Forum**
(each homeowner will need to sign in and has up to 3 minutes to speak)
- III. Consent Calendar**
 - A. Approval of Minutes – March 7, 2024 General Session Minutes
 - B. Financial Statement – February 29, 2024
 - C. Architectural Committee Report
 - D. Work Order Summary Report
 - E. 2024 Financial Review Proposals
- IV. Committee Reports and Related Board Action Items**
 - A. Landscape/Pool Committee Report/Community Updates
 - i. Landscape Maintenance Proposals
- V. Unfinished / New Business**
 - A. Director Appointment
 - B. Harassment & Discrimination Notice
 - C. Pool Houses Paint Scheme
 - D. Basketball Court Paving/Fence Removal Proposals
 - E. Basketball Court Surfacing Proposals
 - F. Rec. Center 2 Camera Proposal
 - G. Main Entrance Landscape Architect Proposals
- VI. Announcement of the Next Board Meeting: Thursday, May 2, 2024**
- VII. General Correspondence – No Action Required**
 - A. Vendor Correspondence
- VIII. Adjournment to Executive Session**

**CHARDONNAY HILLS HOMEOWNERS ASSOCIATION
EXECUTIVE SESSION BOARD OF DIRECTORS MEETING
APRIL 11, 2024
NOTICE and AGENDA**

Location: Avalon Management Office: 43529 Ridge Park Drive, Temecula, California 92590

- I. Call to Order 6:30 PM**
- II. Approval of Minutes**
 - A. Approval of Minutes – March 7, 2024 Executive Sessions
- III. Non-Compliance Matters**
 - A. Violation Hearings
 - B. Violation Inspection Report
 - C. Homeowner Request(s) / Correspondence
- IV. Delinquency & Collection Matters**
 - A. Attorney Status Report
 - B. AR Aging Report
- V. Formation of Contracts / Contract Negotiations**
 - A. Patrol Service Contract Increase
- VI. Legal Updates / Opinions / Potential Litigation / Civil Code Updates**
 - A. Violation Enforcement Lawsuit
- VII. Adjournment**

The information contained in this report is confidential and intended for the sole use of members of the Board of Directors. NOTE: This meeting is closed to the membership per Civil Code §4935. This notice is required per Civil Code §4920.