

**CHARDONNAY HILLS HOMEOWNERS ASSOCIATION
GENERAL SESSION BOARD OF DIRECTORS MEETING
AUGUST 1, 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 – June 6, 2024 General Session Minutes
 - B. Financial Statement – May 31, 2024 & June 30, 2024
 - C. Architectural Committee Report
 - D. Work Order Summary Report
 - E. Insurance Renewal Proposal
 - F. Corporate Transparency Act Compliance Proposal
- IV. Committee Reports and Related Board Action Items**
 - A. Landscape/Pool Committee Report/Community Updates
 - i. Landscape Maintenance Proposals
 - ii. Additional Tree Maintenance Proposals
 - iii. Tot-lot Inspection Reports & Proposals
 - iv. Homeowner Request – Tree Root Incursion
 - v. Pool Incident Reports
- V. Unfinished / New Business**
 - A. Proposed Nondiscrimination & Anti-Harassment Policy
 - B. Rec. Center 2 Security Camera Installation Proposal
 - C. Rec. Center 2 Benches Painting Proposal
 - D. PCH & Parducci Tot-lot Wrought Iron Fence Painting/Repairs Proposal
 - E. PCH & Parducci Tot-lot Benches Proposals/Discussion
 - F. Wrought Iron Fencing Discussion
 - G. Halloween Decoration Contest
 - H. Proposed Revision to the ACC Guidelines
- VI. Announcement of the Next Board Meeting: Thursday, September 5, 2024**
- VII. General Correspondence – No Action Required**
 - A. Homeowner Correspondence
 - B. Vendor Correspondence
- VIII. Adjournment to Executive Session**

**CHARDONNAY HILLS HOMEOWNERS ASSOCIATION
EXECUTIVE SESSION BOARD OF DIRECTORS MEETING
AUGUST 1, 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 – June 6, 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. Contract Matters**
 - A. Handyman Services Rate Increase Notice
 - B. Building Maintenance Contract Proposal
 - C. Patrol Service Performance
 - D. Janitorial Service Contract Increase Notice
 - E. Management Contract Addendum
- VI. Legal Updates / Opinions / Potential Litigation / Civil Code Updates**
 - A. Compliance Enforcement Lawsuits
 - B. Proposed Nondiscrimination & Anti-Harassment Policy
- 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.