

**CHARDONNAY HILLS HOMEOWNERS ASSOCIATION  
GENERAL SESSION BOARD OF DIRECTORS MEETING  
OCTOBER 3, 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 – September 5, 2024 General Session Minutes
  - B. Financial Statement – August 31, 2024
  - C. Architectural Committee Report
  - D. Work Order Summary Report
  - E. Main Entrance Water Feature Refurbishment Update
- IV. Committee Reports and Related Board Action Items**
  - A. Landscape/Pool Committee Report/Community Updates
    1. Pool Heaters Shut Off Date
- V. Unfinished / New Business**
  - A. Proposed Revision to the ACC Guidelines
  - B. Holiday Decorating Contest
- VI. Announcement of the Next Board Meeting: Thursday, November 7, 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  
OCTOBER 3, 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 – September 5, 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. Legal Updates / Opinions / Potential Litigation / Civil Code Updates**
  - A. Compliance Enforcement Lawsuit
- VI. 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.*