

Chardonnay Hills Homeowners Association

Board of Directors Meeting

General Session Agenda

February 5, 2026

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

I. CALL TO ORDER – 6:00 PM

A. Roll Call & Establishment of Quorum

II. EXECUTIVE SESSION DISCLOSURE

III. OPEN HOMEOWNER FORUM

(3 minutes per speaker)

IV. CONSENT CALENDAR

A. Approval of Minutes – January 8, 2026 General Session Meetings

B. Financial Statements – December 31, 2025

C. Annual Manager Certification

V. COMMITTEE REPORTS & RELATED ACTION ITEMS

A. Architectural Committee Report

B. Landscape Committee Report

C. Social Committee Report

1. Social Committee Charter & Appointment(s)

2. Spring Garage Sale

VI. UNFINISHED BUSINESS

1. Tot-lot Replacement Proposals

VII. NEW BUSINESS

A. 2024 Financial Review & Taxes

B. Tree Maintenance Proposals

C. Drainage Modification Proposal

D. Rec. 2 Park Fencing Repairs

E. Additional Dog Waste Station(s) Request

VIII. GENERAL CORRESPONDENCE – INFORMATION ONLY

A. Annual Calendar

B. Action List

C. Vendor Correspondence

IX. ADJOURN TO EXECUTIVE SESSION

Next Scheduled Meeting: March 5, 2026

MEETING RULES: No audio or video recording allowed by attendees. However, the secretary may record the meeting to aid in the preparation of minutes. The recording is deleted once the minutes have been prepared. 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 open forum portion of the meeting. If attendees become disruptive, they may be expelled from the meeting and/or fined.

Chardonnay Hills Homeowners Association

Board of Directors Meeting

Executive Session Agenda

February 5, 2026

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

- I. CALL TO ORDER – 6:30 p.m.**
 - A. Roll Call & Establishment of Quorum

- II. APPROVAL OF MINUTES**
 - A. January 8, 2026 Executive Session

- III. NON-COMPLIANCE MATTERS**
 - A. Violation Hearings (2)
 - B. Violation Inspection Report
 - C. Homeowner Request(s) / Correspondence
 - 1. Fine Reversal Request
 - 2. Fine Reversal Request

- IV. COLLECTION & LEGAL MATTERS**
 - A. AR Aging Report
 - 1. Refer Matter to Legal Counsel
 - B. Attorney Collection Status Report

- V. CONTRACT MATTERS**
 - A. Patrol Contract & Performance

- VI. ADJOURNMENT**

Next Scheduled Meeting: March 5, 2026

This meeting is closed to the membership per Civil Code §4920. This notice is required per Civil Code §4920.