

# Chardonnay Hills Homeowners Association

## Board of Directors Meeting

### Executive Session Agenda

March 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. February 5, 2026 Executive Session
  
- III. NON-COMPLIANCE MATTERS**
  - A. Violation Hearings
  - B. Violation Inspection Report
  - C. Homeowner Request(s) / Correspondence
    - 1. Fine Reversal Request
    - 2. Fee Waiver Request
  
- IV. COLLECTION & LEGAL MATTERS**
  - A. AR Aging Report
  - B. Attorney Collection Status Report
  
- V. CONTRACT MATTERS**
  - A. Patrol Contract Increase Notice
  
- VI. EXECUTIVE CORRESPONDENCE – Information Only**
  - A. Homeowner Correspondence
  
- VII. ADJOURNMENT**

*Next Scheduled Meeting: April 2, 2026*

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

**Chardonnay Hills Homeowners Association**  
**Board of Directors Meeting**  
**General Session Agenda**  
**March 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 – February 5, 2026 General Session Meetings
  - B. Financial Statements – January 31, 2026
  - C. Adoption of ACC Guidelines Revision
  
- V. COMMITTEE REPORTS & RELATED ACTION ITEMS**
  - A. Architectural Committee Report
  - B. Landscape Committee Report
  - C. Social Committee Report
    - 1. Social Committee Member Appointment(s)
    - 2. Spring Garage Sale
  
- VI. UNFINISHED BUSINESS**
  - 1. Tot-lot Replacement Proposals
  
- VII. NEW BUSINESS**
  - A. 2026-2027 Reserve Study Approval
  - B. 2026-2027 Budget Approval
  - C. 2026 Financial Review & Taxes
  - D. Rec. 2 Park Fencing Repairs
  - E. Pool Heating Start Date
  - F. Janitorial Spring Cleaning Proposals
  - G. Homeowner Request – Dog Park
  
- VIII. GENERAL CORRESPONDENCE – INFORMATION ONLY**
  - A. Annual Calendar
  - B. Action List
  - C. Vendor Correspondence
  
- IX. ADJOURN TO EXECUTIVE SESSION**

*Next Scheduled Meeting: April 2, 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.