

June 26, 2025, 7:00 p.m. PDT

Agenda

- I. Call Meeting to Order
- II. Open Forum
- III. Housekeeping and Report Items
 - A. Approval of minutes from previous meeting - Ike Khozeil
 - 1. Minutes from May 30, 2025 Board meeting
 - B. Treasurer's report - Maggie Wang
 - 1. Financials Approval
 - 2. Update on Umpqua Bank CD renewal (\$50K, 7 months at 3.5%)
 - 3. Status of signature authority changes
 - 4. Reserve fund assessment calculations (Follow-up from May 30)
 - C. Wildfire Prevention [NEW]
 - 1. Wildfire prevention coordination with neighboring HOAs (Follow-up from May 30)
 - 2. Johnny: Required Fence vegetation photos (Follow-up from May 30)
 - D. ARC requests
 - 1. [REQUESTS?]
 - E. Committee reports
 - 1. [COMMITTEE NAMES]
 - F. Report from Property Management – Flemings Properties LLC
 - 1. Status of delinquent accounts
 - 2. Landscaping - Mowing and maintenance
 - a. Units not watering lawns - follow up status
 - 3. Roofing issues
 - . **URGENT:** Stutzman roof venting corrections - fire hazard; Missing gutter/downspout replacement per contract
 - a. Stutzman roofing corrections - legal action update (Follow-up from May 30)
 - 4. Gutters/eaves
 - . Gutter cleaning on hold pending Stutzman corrections
 - 5. Painting status
 - . **Status:** Stom Contracting resumed work June 9
 - 1. Six buildings planned for 2025 painting
 - 2. \$2,000 repair limit authorization
 - 6. Light fixtures
 - . **Status:** Installation completed/scheduled for June 20
 - 7. Casualty and liability insurance
 - 8. Financial review
 - . Expected August completion
 - a. Reserve study progress and funding assessment
- G. Other items
 - 1. City vegetation removal coordination
- H. General announcements and items for the record
- I. Schedule Next Meeting