

GENERAL SESSION NOTICE & AGENDA
BOARD OF DIRECTORS MEETING
THURSDAY, JULY 22, 2021

By teleconference from the VPCA office, 4552 Michelson Drive, Irvine CA 92612

Meetings recorded: Zoom General Sessions are recorded for the sole purpose of assisting in drafting Minutes of the subject Meeting. The recordings are erased following approval of the Minutes.

Homeowner Forum: The Board of Directors welcomes resident / owner attendance at Board meetings to observe Board conduct of the business of the Corporation. Owners are welcome to briefly (2-3 minutes) state their questions, comments and/or concerns during Homeowner Forum and to observe the remainder (business portion) of the meeting. Owners may not participate in business discussions unless invited to do so. This format satisfies Civil Code requirements and preserves time for the Board to take care of its decision-making responsibilities.

Green Mandatory / important

Blue Not necessary or not time critical at this Meeting.

		PAGE(S)
7:00	I. CALL TO ORDER -- 7:00 P.M.	
	Information: Executive Meeting Statement -- An Executive Session will be held prior to General Session to review legal matters, specific delinquencies, member discipline, formation of third-party contracts and personnel issues.	No pages
7:01	II. HOMEOWNER FORUM	No pages
7:16	III. ACTION: CONSENT CALENDAR	
	A. Minutes.	
	June 24, 2021 General Session Board Meeting (by those present at the Meeting).	1-6
	B. Reports. Except where action is indicated, the Board receives and files the following reports and correspondence.	
	1. June, 2021 Work Order Report.	7-10
	2. June, 2021 Patrol Masters Activity Report.	11-20
	END OF CONSENT CALENDAR	
7:17	IV. LIEN RESOLUTIONS – Per Civil Code, resolutions to lien for assessment delinquency are acted upon in General Session with owner identity masked – accounts read by Management.	Executive Packet
	V. FINANCIALS	
	Action: July, 2021 Financial Reports – the Board reviews and accepts, subject to audit, the July 31, 2021 Financial Reports prepared by Asyst Data Systems, and other financial materials.	21-70
	VI. OLD BUSINESS	No pages
7:18	A. Action: Continued from the June meeting: VPCA insurance for Private Properties – report by from Frank McGill and related email from Denise.	71-75

- 7:30 B. **Action: Continued from the June meeting: Architectural violations** – memo and materials from Frank McGill. **76-90**
- C. **Action: Continued from the June meeting: General session zoom and homeowner forum information and instructions** – draft policy by J.T. Chen. **91**
- D. **Action: Continued from the June meeting: Comprehensive financial policy** – draft by management. **92-95**

VII. NEW BUSINESS

- 7:40 **Action: Little Libraries** – Proposal by homeowner that VPCA install library boxes in the common area. **96-106**

VIII. ADMINISTRATIVE

- A. **Reminder:** Please submit articles/topics for the September, 2021 *Villager* by Monday July 12, 2021. The August *Villager* is enclosed. **107-112**
- B. Information: Annual Calendar – current months. **113-115**

VIII. FYI & CORRESPONDENCE

- Information: Notable City, vendor, and homeowner correspondence for the current period. **116-131**

X. COMMITTEE REPORTS

- 8:00 A. **ACC**
 Materials:
 - 1. Minutes of the July 6, 2021 ACC Regular Session; **132-136**
 - 2. 6/1/20 – 7/15/21 Asyst Architectural Applications Report. **137**
 - 3. Notable correspondence for the current period. **138-142**
- B. **Greenbelt**
 Materials:
 - 1. July Greenbelt Committee Walk Minutes – The July walk took place on July 14th. Minutes are pending and will be included in the August Board packet. Enclosed is the walk summary prepared by the Committee. **No pages**
 - 2. Tree Removal and Replacement List – The latest list updated to June 9 is enclosed. July updates will be included in the next Board packet. **143**
 - 3. IRWD water invoices; **144-161**
 - 4. Other materials and correspondence for the current period. **162-176**
- C. **Community Events / Block Captains** – There is a current **No Pages**

Villager article about events, particularly Halloween, and a call for volunteers to help plan these events.

- D. Finance** – Management will draft notes in July for this year’s reserve study update. **No pages**
- 8:15 E. Ad Hoc Tot Lot** – Report by Frank McGill. **177-181**
Responses to Villager Tot Lot survey as well as proposal to solicit bids for an expanded Tot Lot at the East Pool.
- XII.** Information: Board Roster, Calendar, and Community Map. **Back of the Book**
- 8:30 XIII. ADJOURN TO HOLD THE EVENING’S EXECUTIVE SESSION - NEXT GENERAL SESSION: THURSDAY, AUGUST 26, 2021 AT 7:00 P.M.** location in person and by Zoom at the VPCA office or in person at the Clubhouse, 4552 Michelson Drive, Irvine, CA 92612.