

VILLAGE PARK COMMUNITY ASSOCIATION
A California Non-profit, Mutual-benefit Corporation, Irvine, CA 92612

GENERAL SESSION NOTICE & AGENDA
BOARD OF DIRECTORS MEETING
THURSDAY, AUGUST 26, 2021

In person at the VPCA Clubhouse with teleconference based in the VPCA office, both at
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.

		PAGE(S)
7:00	I. CALL TO ORDER -- 7:00 P.M.	
	Information: Executive Meeting Statement -- An Executive Session will be held prior to and following General Session to discuss legal matters, specific delinquencies, member discipline, formation of third-party contracts, and personnel issues.	
7:15	II. HOMEOWNER FORUM	
7:20	III. ACTION: CONSENT CALENDAR	
	A. Minutes.	
	1. August 5, 2021 Special General Session by those present at the Meeting.	1-5
	2. July 22, 2021 General Session by those present at the Meeting.	6-7
	B. Reports. Except where action is indicated, the Board receives and files the following reports and correspondence.	
	1. July, 2021 Work Order Report.	8-35
	2. July, 2021 Patrol Masters Activity Report.	36-44
	END OF CONSENT CALENDAR	
7:25	IV. COLLECTION & LIEN RESOLUTIONS	
	Discussion/Action: Collection & Lien Resolutions as needed -- Per Civil Code, resolutions to lien for assessment delinquency are acted upon in General Session with owner identity masked -- accounts read by Management.	
7:30	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. **45-93**

7:50 VI. OLD BUSINESS

A. **Action:** **VPCA insurance for Private Properties** – any new information and/or responses to the earlier *Villager* request for comments. **94-98**

B. **Action:** **Continued from the August 5 meeting: Lot Maintenance and Architectural violations** – memo and materials from Frank McGill. **99-111**

C. **Action:** **Draft Comprehensive Financial Policy** – REVISED draft by management highlighting the reserve funding level discussion. **112-115**

D. **Action:** **36 Oak Tree Lane common area root damage incident** – Advice from Ray Vermeulen on whether to file a liability claim for the \$10,500 reimbursement to the owners for repair of damages. He believes our claim history will support filing the claim without negative repercussions. **116**

E. **Action:** **Consideration of adoption of published Rule: Architectural Review Fees** -- the enclosed rule was published in the August *Villager* for 30-day comment. The comment period has been completed. Member comments are enclosed. **117-121**

8:10 VII. NEW BUSINESS **No pages**

8:25 VIII. COMMITTEE REPORTS

A. **ACC**
 Materials:
 1. Minutes of the August 3, 2021 ACC Regular Session; **122-125**
 2. 7/1/20 – 8/19/21 Asyst Architectural Applications Report. **126**

B. **Greenbelt**
 1. August 11, 2021 Greenbelt Committee Walk Minutes; **127-128**
 2. August 10, 2021 Greenbelt Committee Administrative Meeting Minutes; **129-130**
 3. July 14, 2021 Greenbelt Committee Walk Minutes; **131-132**
 4. Tree Removal and Replacement List – The latest list updated to August 11, 2021 is enclosed. **133-134**
 5. IRWD water invoices for the current period; **135-142**
 6. July, 2021 Villa Park Landscape activity report; **143**
 7. Other correspondence for the current period. **144-147**

C. **Community Events / Block Captains** – There is a current *Villager* article and conduct the event. **See Admin.**

D. **Finance** – ARS received VPCA’s reserve study update notes and is in process of updating the study. **No pages**

E. **Ad Hoc Tot Lot** – Report by Frank McGill. **No pages**

8:30 IX. ADMINISTRATIVE, CORRESPONDENCE & FYI

A. Reminder: Please submit articles/topics for the October, 2021 *Villager* by Monday September 9, 2021. The September *Villager* is enclosed. **148-153**

B. Information: Annual Calendar – current months. **154-158**

X. Information: Board Roster, Calendar, and Community Map. **Back of the Book**

8:30 XI. ADJOURN. BOARD WILL REENTER EXECUTIVE SESSION AT 8:35 P.M.

THE NEXT GENERAL SESSION IS SCHEDULED TO BE HELD THURSDAY, AUGUST 26, 2021 AT 7:00 P.M. in person at the VPCA Clubhouse, 4552 Michelson Drive, Irvine, CA 92612, and via Zoom.