

**GARDEN ESTATES MAINTENANCE ASSOCIATION**  
**OCTOBER 13, 2015 BOARD MEETING AGENDA**  
**WOODBRIIDGE VILLAGE ASSOCIATION CLUBHOUSE**  
**31 CREEK ROAD, IRVINE 6:30 P.M.**

Page #

- I. Annual Meeting Call to Order – *If Quorum is Met*
- II. Regular Meeting Call To Order
- III. Special Guest – Dirk Petchul
  - 3-24 A. Adoption of IDR Rule Change (No comments received)
  - 25-28 B. Adoption of Common Area Covenant (No comments received)
- IV. Approval of Minutes
  - 29-32 A. September 8, 2015 – Regular Meeting
- V. Financial Review
  - 33-61 A. August 2015 Financial Statement
  - 62-63 B. Current Aging Report
  - 64-72 C. Collections Report
  - 73 D. 2016 Draft Budget
  - E. 2016 Draft Reserve Study (previously provided)
  - F. 2015 Audit Proposals
    - 74-77 1. Robert A. Owens
    - 78-79 2. Daniel J. Leonard
- VI. Homeowner Forum
- VII. Committee Reports
  - A. Architectural Committee
  - B. Landscape Committee
    - 1. Landscape Committee Report
    - 2. Las Flores Landscape
      - a. Drought Tolerant Plant Material Pallet (Pending)
- VIII. Old Business
  - A. Roof Tile Removal – Elite Roofing (*Pending*)
  - B. Minute Review - Discussion
- IX. New Business
  - 80 A. Annual Calendar
  - 81-82 B. Site Inspection
  - C. Newsletter
  - 83 D. Vinco Proposal – Weather Stripping Replacement - 500 E. Yale Loop
  - 84-86 E. Homeowner Correspondence – Acct # GM-0005-0001-01
- 87-108 X. Correspondence – No Action Required
- XI. Adjourn into Executive Session