

**MONTECIDO AT PORTOLA HILLS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
WEDNESDAY, JANUARY 15, 2020**

**AGENDA**

**NOTICE OF MEETING:** The Board of Directors Meeting will be held on Wednesday, January 15, 2020 at the Community Clubhouse, 19382 Red Bluff Drive, Trabuco Canyon, CA 92679.

**EXECUTIVE SESSION – 6:30 p.m. – Closed Session (Board Members Only)**

- I. CALL TO ORDER – 6:30 p.m.**
- II. HEARINGS/MEMBER DISCIPLINE**
- III. EXECUTIVE MEETING MINUTES**  
Approval of the September 26, 2019 Special Executive Session Meeting Minutes.  
Approval of the December 18, 2019 Executive Session Meeting Minutes.
- IV. DELINQUENCY/COLLECTIONS**
- V. CONTRACTUAL**
- VI. LEGAL**
- VII. PERSONNEL**
- VIII. ADJOURN**

**GENERAL SESSION – 7:00 p.m. – Open Session (All Members Welcome)**

- I. CALL TO ORDER**
- II. EXECUTIVE SESSION DISCLOSURE**  
*The Board met in Executive Session directly preceding the General Session Meeting on January 15, 2020 to hold hearings for non-compliance matters, approve Executive Session Meeting Minutes, discuss delinquency contractual, legal and personnel matters as permitted by California Civil Code §4935.*
- III. HOMEOWNER FORUM**  
*Any owner in attendance is permitted three minutes to address the Board regarding Association related issues. The Board may address the issues at that time or at a later meeting. Once the homeowner forum has concluded, membership is welcome to observe the remainder of the meeting, however they are not permitted to participate.*
- IV. MINUTES**  
A. Approval of the December 18, 2019 General Session Meeting Minutes
- V. FINANCIAL**  
A. Review of the December 31, 2019 Financial Statements subject to audit by a CPA at the fiscal year end.  
B. CD Maturity  
C. Liens/Foreclosure Discussion/Approval
- VI. PROPOSALS/REPORTS/REQUESTS**  
A. Accurate Termite Proposals  
B. Homeowner Requests – Drainage Issue  
C. Annual Calendar Review
- VII. COMMITTEE PRESENTATIONS/BOARD DISCUSSION**
- VIII. NEW BUSINESS**  
*Pursuant to California Civil Code Section 4900, the Board of Directors may address matters of new business only after making a finding that the matter involves circumstances that could not have been reasonably foreseen, and which of necessity make it impracticable to provide prior notices as required by the California Civil Code.*
- IX. NEXT MEETING**  
The next scheduled Board of Directors meeting will be held on Wednesday, February 19, 2020 at 7:15 p.m. at the Community Clubhouse, 19382 Red Bluff Drive, Trabuco Canyon, CA.