

**MONTECIDO AT PORTOLA HILLS ASSOCIATION
BOARD OF DIRECTORS MEETING
WEDNESDAY, MAY 19, 2021
VIA ZOOM TELECONFERENCE
CALL: 669-900-6833
MEETING ID: 849-5886-5518, PASSWORD: 258473**

AGENDA

NOTICE OF MEETING: The Board of Directors Meeting will be held on Wednesday, May 19, 2021 via Zoom Teleconference.

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 April 21, 2021 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 May 19, 2021 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 April 21, 2021 General Session Meeting Minutes
- V. **FINANCIAL**
A. Review of the Financial Statements from April 30, 2021
B. CD Maturity
C. Lien Review/Discussion
- VI. **PROPOSALS**
A. Ratification – Ben's Asphalt Change Order
B. Proposal/Discussion – Asphalt Project Phase 2 Scheduling or Seal Coat
C. Proposal – Earthco Landscape – Tree Removal
D. New Rates – Three Phase Electric
- VII. **ADMINISTRATIVE ACTIONS/REQUESTS**
A. IRWD Water Bill Credits
B. Accurate Termite Correspondence
C. Homeowner Correspondence – Pool Complaint, Root Intrusion Issue, Power Washing Request, Asphalt Project Complaints
D. Annual Calendar Review – Holiday Party Discussion
- VIII. **COMMITTEE PRESENTATIONS/BOARD DISCUSSION**
- IX. **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.
- X. **NEXT MEETING**
The next scheduled Board of Directors meeting will be held on Wednesday, June 16, 2021 via Zoom.