

**MONTECIDO AT PORTOLA HILLS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
WEDNESDAY, NOVEMBER 17, 2021  
ONSITE COMMUNITY CLUBHOUSE**

**AGENDA**

**NOTICE OF MEETING:**

The Board of Directors Meeting will be held on Wednesday, November 17, 2021 at the Onsite Clubhouse.  
**Open Forum will begin at 7:15 p.m.**

**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 October 20, 2021 Executive Session Meeting Minutes
- IV. DELINQUENCY/COLLECTIONS**
- V. CONTRACTUAL**
- VI. LEGAL**
- VII. PERSONNEL**
- VIII. ADJOURN**

**GENERAL SESSION – 7:15 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 November 17, 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 October 20, 2021 General Session Meeting Minutes
- V. FINANCIAL**  
A. Review of the Financial Statements from October 31, 2021  
B. CD Maturity  
C. Lien Review/Discussion
- VI. PROPOSALS**  
A. Proposals – Audit & Tax Preparation  
B. Proposals – Inspector of Elections  
C. Proposals – Earthco Landscape
- VII. ADMINISTRATIVE ACTIONS/REQUESTS**  
A. Homeowner Correspondence – Interior Damages  
B. Jim Murray Roofing Correspondence  
C. LaBelle Marvin Correspondence  
D. Annual Calendar Review
- 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, December 15, 2021 at the Onsite Community Clubhouse.