



FirstService
RESIDENTIAL

MOUNTAIN VIEW COMMUNITY ASSOCIATION

MOUNTAIN VIEW OPEN SESSION MEETING

May 25, 2022 6:00 PM
Clubhouse
28855 Rainier Way
Moreno Valley, 92555

BOARD OF DIRECTORS MEETING - OPEN SESSION AGENDA

The following items may be addressed in Executive Session in accordance with California Civil Code 4935(a):

- *Litigation*
- *Matters relating to formation of contract with third parties*
- *Member Discipline*
- *Personnel matters*

I. CALL TO ORDER

II. EXECUTIVE SESSION ACKNOWLEDGEMENT/ANNOUNCEMENT

III. MAINTENANCE/LANDSCAPE WALK

IV. COMMITTEE UPDATES

V. REPORTS

A. MANAGEMENT REPORT

B. WORK ORDER REPORT

C. UTILITY REPORT

D. CALL LOG

E. LANDSCAPE REPORT

F. POOL AND SPA CHEMICAL REPORT

G. MOVE IN MOVE OUT REPORT

VI. HOMEOWNER FORUM - AGENDA ITEMS

In accordance with California Civil Code 4920(a), the Association must post or distribute the agenda for Regular Session Meetings no fewer than four (4) days prior to a Regular Session Meeting. During Homeowner Forum, items not included on the agenda that are raised by homeowners may be briefly responded to by the Board/Management; however, no action may occur with respect to that item unless it is

deemed an emergency by the Board of Directors and developed after the agenda was posted and/or distributed. The Board of Directors may refer informational matters and direct administrative tasks to Management and/or contractors. Each homeowner will be given three (3) to five (5) minutes to speak in accordance with the Open Meeting Act, California Civil Code 4920(a), or a total of twenty (20) minutes will be granted for all to address the Board of Directors regarding items of interest or concern.

VII. CONSENT CALENDAR

A. APPROVAL OF MINUTES - APRIL 2022

B. FINANCIAL STATEMENT - APRIL 2022

C. DELINQUENCY POLICY

VIII. UNFINISHED BUSINESS

A. REVISED RESERVE STUDY FOR APPROVAL

IX. NEW BUSINESS

A. MASTER KEY FOR BOARD MEMBERS

B. ARC REVISIONS DUE TO WATER RESTRICTIONS

C. SMARTWEBS FOR ARCHITECTURAL SUBMISSION AND REVIEW

D. IRON MOUNTAIN BOX AUDIT

E. 2021-2022 DRAFT BUDGET

F. HOMEOWNER FORUM - ITEMS NOT ON CURRENT AGENDA

X. NEXT BOARD MEETING

The next Open Session meeting will take place at the clubhouse on Wednesday, June 22, 2022 at 6:00 P.M.

XI. ADJOURN