



# MOUNTAIN VIEW COMMUNITY ASSOCIATION

## Open Session Meeting

September 24, 2024 6:00 PM

Clubhouse

28855 Rainier Way

Moreno Valley

### 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/Legal Matters*
- *Matters relating to contract formation with third parties*
- *Member Discipline, Delinquencies, Violations, and Enforcement*
- *Personnel matters*

#### I. CALL TO ORDER

#### II. EXECUTIVE SESSION ACKNOWLEDGMENT/ANNOUNCEMENT

In accordance with Civil Code Section 4935(a) the Board met in Executive Session preceding the Open Session meeting September 24, 2024 in order to consider litigation, matters relating to the formation of contracts with third parties, member discipline, personnel matters, or to meet with a member, upon the member's request, regarding the member's payment of assessments, as specified in Civil Code.

#### III. MAINTENANCE/LANDSCAPE WALK

#### IV. COMMITTEE UPDATES

Finance:

Social:

Architectural:

Facility:

Landscape:

Communications:

Technology:

#### V. REPORTS

A. MANAGEMENT REPORT

B. WORK ORDER REPORT

C. UTILITY REPORT

D. CALL LOG

E. MOVE IN MOVE OUT REPORT

F. LANDSCAPE REPORT

G. POOL AND SPA CHEMICAL REPORT

## **VI. HOMEOWNER FORUM -**

In accordance with California Civil Code 4920(a), the Association must post or distribute the agenda for Open Session Meetings no fewer than four (4) days prior to an Open 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 4925(b), 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 - AUGUST 2024**

**B. FINANCIAL STATEMENT - AUGUST 2024**

**C. LIEN APPROVAL**

**D. INVESTMENT RECOMMENDATIONS FOR MATURING RESERVE CD'S**

## **VIII. UNFINISHED BUSINESS**

**A. ENTRY GATE HOLIDAY DECORATING DETAILS**

## **IX. NEW BUSINESS**

**A. ASSOCIATION LAPTOP FOR BOARD MEETINGS**

**B. COPORATE TRANSPARENCY ACT (CTA) - DISCLOSURE**

**C. PROPOSED RULE CHANGE - EXTERIOR LIGHTING, LANDSCAPE LIGHTING AND TYPES OF PARKWAY TREES ALLOWED**

**D. PROPOSAL TO REMOVE PINE TREE IN PARKING LOT AND REPLACE ALL CAROLINA CHERRY SHRUBS AT CACTUS ENTRY**

## **X. HOMEOWNER FORUM**

In accordance with California Civil Code 4920(a), the Association must post or distribute the agenda for Open Session Meetings no fewer than four (4) days prior to an Open 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 4925(b), or a total of twenty (20) minutes will be granted for all to address the Board of Directors regarding items of interest or concern.

## **XI. NEXT BOARD MEETING**

**WEDNESDAY, OCTOBER 23, 2024 AT 6:00 PM.**

## **XII. ADJOURN**

