



**PORTOLA SPRINGS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
December 9, 2024
Virtual Via Zoom**

Executive Session 2:30 P.M – This is a closed session for Homeowners attending Violation Hearings. Homeowners Attending hearings, please see the login information on your Hearing Notice.

EXECUTIVE SESSION AGENDA – 2:30 PM (closed session)

- I. Call to Order**
- II. Consent Calendar**
 - A. Approval of October 9, 2024 Executive Session Meeting Minutes
 - B. Hearings for Architectural Deadline Compliance
 - C. Hearings for CC&R Violations
- III. Old/New Business**
 - A. Outstanding Special Assessments
 - B. Extension Requests
 - C. Fine Reversal Requests
 - D. Delinquency Report
 - E. Executive Matters
 - F. Staffing Discussions
 - G. Legal Matters
- IV. ADJOURNMENT**

The General Session meeting will be opened once Executive Session has been adjourned (approximately 3:30 P.M. but could run longer due to the volume of hearings in Executive Session).

Meeting held Virtually Via Zoom.us. Visit the website, click “Join” and enter the following Meeting ID and Password to attend. You will be placed in a virtual waiting room until General Session officially begins.

**Meeting ID: 864 5359 5584
Passcode: 247759**

GENERAL SESSION AGENDA – aprx. 3:30 P.M.

- I. Call to Order**
- II. Vendor Reports**
 - A. Villa Park Landscape
 - B. Monarch Environmental
 - C. Blueray Pools



III. Consent Calendar

- A. Approval of October 9, 2024 and November 18, 2024 General Session Meeting Minutes
- B. Review of the Financial Statements – September 30, 2024 and October 31, 2024
- C. Ratification of Financial Decision
- D. Ratification of the Association Funds Transfer
- E. Common Area Turnover Acceptance
- F. Maintenance Assessment Bond Releases
- G. Proposal Approval Ratification
- H. Delinquency Report: Lien Action

IV. Old/New Business

- A. CERT Committee
- B. Acceptance of Financial Statements – September 30, 2024 and October 31, 2024
- C. 2025 Election Date and Inspector of Election
- D. 2024 Audit and Tax Preparation Proposals
- E. Landscape Enhancement Proposals
- F. Pool Area Discussions
- G. Common Area Repairs
- H. Lighting Repair Proposals
 - I. Water Overage Invoice Villa Park
- J. Variance and Appeal Requests
- K. Pickleball Court Discussion
- L. Homeowner Requests
- M. POD Requests
- N. Activities Committee Discussion

V. HOMEOWNER FORUM

VI. ADJOURNMENT