



Board Meeting Agenda August 29, 2022

The Meeting will be held via video conference call. Members who wish to attend must register in advance by emailing dmandel@keystonepacific.com, no later than August 29, 2022 - 5:00 P.M.

Owners can also attend in person at the Keystone Temecula Office located at 41593 Winchester Road, #113, Temecula CA 92590

EXECUTIVE SESSION MEETING AGENDA

- I. **CALL TO ORDER – Approx 6:00 P.M.**
- II. **CONSENT CALENDAR**
 - A. Approval of the June 9, 2022 Executive Session Meeting Minutes
 - B. Approval of the June 29, 2022 Special Executive Session Meeting Minutes
 - C. Approval of the July 11, 2022 Special Executive Session Meeting Minutes
 - D. Approval of the July 25, 2022 Special Executive Session Meeting Minutes
 - E. Approval of the August 1, 2022 Special Executive Session Meeting Minutes
- III. **UNFINISHED / NEW BUSINESS**
 - A. Delinquency Report
 - B. Contractors / Personnel Matters
 - C. Board Matters / Potential / Current Litigation & Legal Updates / Opinions / Correspondence
- IV. **ADJOURNMENT**

GENERAL SESSION MEETING AGENDA

- I. **CALL TO ORDER/ROLL CALL – Immediately following Executive Session / Approx 6:15 P.M**
- II. **PROOF OF NOTICE OF MEETING**
- III. **CONSENT CALENDAR**
 - A. Approval of the June 9, 2022 General Session Meeting Minutes
 - B. Approval of the August 1, 2022 Special General Session Meeting Minutes
 - C. Approval / Delinquency Report / Motion to File Liens
 - D. Acceptance / Review of Financial Statements: May 31, 2022 through July 31, 2022
- IV. **NEW/UNFINISHED BUSINESS**
 - A. Draft Reserve Study
 - B. Tree Trimming Proposals
 - C. Notice of Past Due Assessment & Support / Fee
 - D. Community Garage Sale Discussion
 - E. Insurance Renewal Proposals
 - F. Architectural Matters – Painting Applications
 - G. Clubhouse Rental Fees and Reservation Rules – Formal Adoption of Policy
 - H. Pool Procedure Check in Policy – Zero Tolerance
 - I. Investment Discussions/Decisions
 - J. Landscape Update – Irrigation Repair Approval Procedures
 - K. Common Area Maintenance Items / Association Matters
 - L. Next Board Meeting Date
- V. **HOMEOWNER FORUM – Homeowner discussion will be limited to 30 minutes, or approximately 3 minutes per Member, whichever is less. Homeowners *must* sign in and complete a homeowner forum form if they would like to address the Board.**
- VI. **GENERAL INFORMATION**
- VII. **ADJOURNMENT**