

**GlenOak Hills Community Association  
Executive Session Meeting of the Board of Directors  
Agenda – January 25, 2024 at 4:30 PM  
CLOSED TO DIRECTORS AND HOMEOWNER HEARINGS ONLY**

Location: GlenOak Hills Community Clubhouse - 40101 De Portola Road, Temecula, CA 92592 and virtually using Zoom Video Conferencing.

- 4:30 p.m.     I.     CALL TO ORDER – Approximately 4:30 p.m.
- 4:30 p.m.     II.     LEGAL COUNSEL BOARD ORIENTATION
- 5:30 p.m.     III.     CONSENT CALENDAR
  - A. Approval of Minutes – October 26, 2023 Executive Session Meetings
- 5:35 p.m.     IV.     DELINQUENCY & COLLECTION MATTERS
  - A. AR Aging Report & Collection Actions
  - B. Attorney Correspondence
- 5:45 p.m.     V.     NON-COMPLIANCE AND HOMEOWNER DISCIPLINE MATTERS
  - A. Homeowner Request(s) / Correspondence
  - B. Homeowner Hearings
  - C. Review Violation Report
- 6:00 p.m.     VI.     FORMATION OF CONTRACTS / CONTRACT REVIEW
  - A. Landscape Maintenance Contract
- 6:10 p.m.     VII.     LEGAL OPINIONS / UPDATES / POTENTIAL LITIGATION
  - A. Legal Opinion – CC&R Amendment Challenge
  - B. Legal Opinion – Potential Conflict of Interest
  - C. Legal Opinion – Short-Term Rental Policy
  - D. Renewal of Retained Service Contract
- 6:30 p.m.     VIII.     ADJOURNMENT

The information contained in this report is confidential and intended for the sole use of members of the Board of Directors. **NOTE:** This meeting is closed to the membership per Civil Code §4935. This notice is required per Civil Code §4920. The posting of this agenda serves as notice of this meeting.

**GlenOak Hills Community Association**  
**General Session Meeting of the Board of Directors**  
**Agenda – January 25, 2024 at 6:30 PM**  
**ALL MEMBERS WELCOME!**

Location: GlenOak Hills Community Clubhouse - 40101 De Portola Road, Temecula, CA 92592 and virtually using Zoom Video Conferencing. Please register for the meeting by visiting:  
<http://www.zoom.us/join> **Meeting ID:** 931 5176 7903 **Passcode:** 012483

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| 6:30 p.m. | I.    | General Session - Call to Order 6:30 P.M.   |
| 6:30 p.m. | II.   | Executive Session Meetings<br>A. Announcement of prior Executive Session meeting held on January 25, 2024 at 4:30 PM.   |
| 6:31 p.m. | III.  | Organization Meeting  |
| 6:40 p.m. | IV.   | Financial Orientation – Avalon Management Senior Accountant   |
| 7:40 p.m. | V.    | Consent Calendar<br>A. Approval of Minutes – October 26, 2023 General Session<br>B. Review of the Annual Meeting Minutes – November 16, 2023  |
| 7:45 p.m. | VI.   | Treasurer's Report<br>A. Financial Statements – October 31, 2023, November 30, 2023 & December 31, 2023<br>B. Operating Balance Discussion<br>C. Reserve Study Comparison   |
| 7:50 p.m. | VII.  | Homeowner Forum (Open Forum will be up to 30 minutes, limited to 5 minutes per homeowner.)  |
| 8:05 p.m. | VIII. | Committee & Board Reports<br>A. Update from Architectural Control Committee<br>B. Update on grounds & clubhouse maintenance<br>i. Tennis Court Flooding<br>ii. Dishwasher Repair or Replacement<br>iii. Landscape Maintenance Vendor Equipment Repair<br>C. Review clubhouse maintenance schedule & annual calendar     |
| 8:15 p.m. | IX.   | Unfinished / New Business<br>A. Review of Short-Term Rental Policy<br>B. Roof Repair Proposals<br>C. Fines Policy – Revision Adoption<br>D. Open Forum and Board Meeting Conduct Policy – Proposed Adoption<br>E. Facilities Usage Policy – Revision Adoption<br>F. Danza Del Sol Winery Proposed Upgrades Presentation |
| 8:45 p.m. | X.    | Homeowner Forum (Open Forum will be up to 15 minutes, limited to 5 minutes per homeowner.)  |
| 9:00 p.m. | XI.   | Next Meeting Date – <b>February 22, 2024</b>  |
| 9:00 p.m. | XII.  | Adjournment   |

Please note that effective January 1, 2008, Civil Code 1363.05 prohibits directors from discussing or taking action on any item unless the item was placed on the agenda included in the notice that was posted for this meeting. Homeowners may make comments during the Open Forum portion of the meeting, but no action will be taken nor will there be further discussion if the item is not specifically noted on the agenda. The posting and/or mailing of this agenda serves as notice of this meeting.