

**STARLIGHT RIDGE SOUTH HOMEOWNERS ASSOCIATION
EXECUTIVE SESSION BOARD OF DIRECTORS MEETING
JANUARY 16, 2024
AGENDA**

The meeting will be held at Avalon Management - 43529 Ridge Park Drive, Temecula, CA 92590

CALL TO ORDER -

3:30PM

- I. Review and Approve Minutes of Prior Meeting
- II. Violation Enforcement
 - A. Violation Enforcement Hearings
- III. Legal Matters
 - A. November / December 2023 Aged Accounts Receivable Report
 - B. Monthly Status Reports
- IV. New Business/Contract Negotiations
- V. Homeowner Correspondence
 - A. Acct #1540649 / 42913 Virgo Ct. Homeowner has requested to meet with the Board
 - B. Acct #1545184 / 30468 Spica Ct. Homeowner extension request
- VI. Community Violation Status Report
- VII. Next Meeting Date: March 19, 2024

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.

STARLIGHT RIDGE SOUTH HOMEOWNERS ASSOCIATION
REGULAR SESSION BOARD OF DIRECTORS MEETING
January 16, 2024
AGENDA

The open session meeting will be held at Avalon Management - 43529 Ridge Park Drive, Temecula, CA

During Member Participation each Lot Representative may address the board for up to five minutes. Please fill out a Request to Speak Form before the meeting starts and hand it to a board member or the manager. A director or the managing agent may briefly respond to statements made or questions posed. Speakers must observe rules of decorum and not engage in obscene gestures, shouting, profanity or other disruptive disrespectful behavior. Speakers may not allot their time to others. If a speaker is in the middle of a sentence when time is called, he/she may finish their thought before sitting down. The time guidelines ensure that others will have an opportunity to speak and that the Board of Directors will have time to attend to scheduled business.

Call to Order

Immediately following Executive Meeting scheduled at 3:30PM

Executive Session Disclosure

- I. Adoption of Prior Regular Meeting Minutes
 - A. November 14, 2023, Open Meeting Minutes
- II. Financial Report
 - A. November/December 2023 Financials, abbreviated version
- III. Committee Reports and Related Board Action Items
 - A. Architectural Committee Report
- IV. New Business
 - A. Review annual disclosure of manager's certification
 - B. Review and ratify approval of the proposal HOA Elections to complete Inspector of Election duties
 - C. Review Avalon Management Addendum to contract
- V. Unfinished Business
- VI. Homeowner Correspondence
- VII. Appointments
- VIII. Membership Participation (5 Minutes per Home)

Announcement of the Next Board Meeting: March 19, 2024.

Adjournment