

**STARLIGHT RIDGE SOUTH HOMEOWNERS ASSOCIATION  
EXECUTIVE SESSION BOARD OF DIRECTORS MEETING  
JANUARY 17, 2023  
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
  - A. November 15, 2022 Executive Session Meeting minutes
  - A. Violation Enforcement Hearings
  
- II. Legal Matters
  - A. November and December 2022 Aged Accounts Receivable Report
  - B. Monthly Status Reports
    - i) Acct # 1540575 copy of summons
    - ii) Acct # 1545230 Default Judgment filed
  
- III. New Business/Contract Negotiations
  
- V. Homeowner Correspondence
  
- VI. Community Violation Status Report
  
- VII. Next Meeting Date: March 21, 2023

*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 17, 2023  
AGENDA**

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

Call to Order

Immediately following Executive Meeting

Executive Session Disclosure

- I. Adoption of Prior Regular Meeting Minutes
  - A. November 15, 2022 Open Meeting Minutes
- II. Financial Report
  - A. November/December 2022 Financials, abbreviated version
  - B. Check approvals – Primeco final payment \$11,869.20  
Environmental Concepts tree trimming \$12,278
- 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 additional failed tree removal from Environmental Concepts
  - C. Review and consider Authorization to Record a Lien on account #1540529
- V. Unfinished Business
  - A. Review and consider controller replacement from Environmental Concepts.
- VI. Homeowner Correspondence
- VII. Appointments
- VIII. Membership Participation (5 Minutes per Home)  
Announcement of the Next Board Meeting: March 21, 2023.

Adjournment

**Note: This agenda has been posted per Civil Code §4920.**