

**STARLIGHT RIDGE SOUTH HOMEOWNERS ASSOCIATION
ANNUAL MEETING OF THE MEMBERS
May 17, 2022**

Location: Avalon Management – 43529 Ridge Park Drive, Temecula, CA 92590

CALL TO ORDER 3:30PM

- I ANNOUNCEMENT OF QUORUM & CALL TO ORDER
- II. APPOINTMENT OF ELECTION INSPECTOR
- III. PROOF OF NOTICE OF MEETING
- IV. ADOPTION OF PROCEEDING MEETING MINUTES
- V. REPORTS
- VI. NEW BUSINESS
- VII. ELECTION OF DIRECTORS (Presented by HOA Elections)
 - a. Nominations from the Floor
 - b. Introduction of Nominees
 - c. Explanation of Voting Procedures
 - d. Vote Tabulation
 - e. Announcement of Election Results
- VIII. ADJOURNMENT

**STARLIGHT RIDGE SOUTH HOMEOWNERS ASSOCIATION
EXECUTIVE SESSION BOARD OF DIRECTORS MEETING
MAY 17, 2022
AGENDA**

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

CALL TO ORDER Immediately following the Annual Meeting scheduled at 3:30PM

- I. Review and Approve Minutes of Prior Meeting
 - A. March 15, 2022 Executive Session Meeting minutes

- II. Violation Enforcement
 - A. Violation Enforcement Hearings

- III. Legal Matters
 - A. Aged Accounts Receivable Report
 - B. Monthly Status Reports
 - i) Legal correspondence regarding acct#1540575 Request for Resolution.
The ADR offer sent to the homeowner was returned by the post-office as “Attempted, Not known, Unable to Forward. Legal Counsel will need to check title and do an online locate search.
 - ii) Acct #1545230. Enclosed, please find the documents being submitted to the court regarding obtaining a Default Judgment.

- IV. New Business/Contract Negotiations
 - A. Interview potential landscapers. Andre, Parkwest, Harvest, Everthrive and Environmental Concepts. Proposals will be hand carried.

- V. Homeowner Correspondence

- VI. Community Violation Status Report

- VII. Next Meeting Date: July 19, 2022

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
May 17, 2022
AGENDA

The open session meeting will be held at Avalon Management 43529 Ridge Park Drive, Temecula, and virtually. Zoom information: <https://us06web.zoom.us/j/85143943019>. Meeting ID: 851 4394 3019 or by phone 1 669-900-6833. For assistance with technical problems before and during the meeting you may call: 951-600-8810 or email: Zoom@avalonweb.com

Call to Order

Immediately following Executive Meeting

Executive Session Disclosure

In accordance with Civil Code §4395(e) the Board met in Executive Session May 17, 2022 to discuss, matters relating to the formation of contracts with third parties, member discipline, and to meet with a member, upon the member's request, regarding the member's account.

- I. Adoption of Prior Regular Meeting Minutes
 - A. March 15, 2022 Open Meeting Minutes
- II. Financial Report
 - A. March/April 2022 Financials, abbreviated version
 - B. Check approvals - None
- III. Committee Reports and Related Board Action Items
 - A. Architectural Committee Report
- IV. New Business
 - A. Review and consider proposals from The Christmas Kings and California Christmas to decorate the monuments during the holidays.
 - B. As you are aware, Canyon Springs Landscaping has sent in their cancellation notice. Review and consider approval of landscaping contract.
 - C. Ratify approval of 2021 drafted financial review as submitted by independent accountant Frisbey, Carter and Associates.
 - D. Review and consider approval of proposal to complete Level 3 reserve study from Advanced Reserve Solutions in the amount of \$375 in accordance with Civil Code 5550.
 - E. Review and consider approval of proposals for fence repair from Primeco and Painting Unlimited.
- V. Unfinished Business
- VI. Homeowner Correspondence
- VII. Appointments
- VIII. Membership Participation (5 Minutes per Home)
Announcement of the Next Board Meeting: July 19, 2022.

Adjournment

Note: This agenda has been posted in the common area as per Civil Code §4920.