

STARLIGHT RIDGE SOUTH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
September 15, 2015
NOTICE AND AGENDA

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

MEETING RULES: Neither the Board of Directors Meeting nor the Member Participation segment may be audio nor video taped by any attendees. However, the Secretary may tape the meeting to aid in the preparation of minutes. The tape is deleted once the minutes have been prepared. As provided for in the "Open Meeting Act," members may observe the meeting, but do not have the right to participate in the Board's deliberations or votes. Members may address issues during the Member Participation portion of the meeting. If an attendee becomes disruptive, he or she may be expelled from the meeting and/or fined.

Regular Meeting to start immediately at 7:00 PM.

- 7:00 Call to Order
- 7:01 Adoption of Prior Regular Session Minutes
 a. July 21, 2015 (Pgs. 1-2)
 b. August 11, 2015 (Pgs. 3-4)
- 7:03 Financial Report
 a. July & August 2015 (Pgs. 5-75)
- 7:15 Reports
 a. Architectural Committee Report (Pg. 76)
 ■ Committee member appointment
 b. Work Order Report (Pgs. 77-79)
 c. Management Report
- 7:30 New Business
 a. Review and consider approval of Assessment Lien for past due Assessments pursuant to Civil Code §5673 on the following Accounts:
 i. #2016-15
 ii. #1022-15
 iii. #1015-15
 b. Review and consider approval of proposals from CPAs for 2015 Financial Review and Tax Preparation (Pgs. 80-87)
 c. Review and consider approval of annual retainer contract renewal with legal counsel Fiore, Racobs & Powers (Pgs. 88-96)
 d. Review and consider approval of estimate to remove dead alder trees on Rancho Visa Rd. (Handout)
- Unfinished Business
 a. Review and consider approval of 2016 Reserve Study Update (Pgs. 97-141)
 b. Review and consider approval of 2016 Management Contract Renewal (Pg. 142)
 c. Review and consider approval of 2016 Operating Budget Draft (Pg. 143)
- 7:45 Announcement of Upcoming Meeting Date: November 17, 2015
- 7:46 Membership Participation
- 8:00 Adjournment

Executive Meeting to start immediately following General Session.

Call to Order immediately following General Session meeting scheduled for 7:00PM

Review and Approve Minutes of Prior Meeting
July 21, 2015 (Pgs. 1-2)

Scheduled Hearings (Pgs. 3-6)

Legal Matters
Aged Accounts Receivable Report (Pg. 7)
Small Claims Report (Pg. 8)
Attorney Status Report (Pgs. 9-18)

New Business
Review and consider approval of Assessment Lien for past due Assessments pursuant to Civil Code §5673 on the following Accounts:
(Pgs. 19-31)
#2016-15
#1022-15
#1015-15
Homeowner Requests/Correspondence (Pgs. 32-33)

Unfinished Business

VII. Community Violation Report (Pgs. 34-37)

VIII. Next Meeting Date: November 17, 2015