

STARLIGHT RIDGE SOUTH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
January 17, 2017
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 5:00 PM.

- 5:00 Call to Order
- 5:01 Adoption of Prior Regular Session Minutes
 - a. November 15, 2016 (Pgs. 1-2)
- 5:03 Financial Report
 - a. November & December 2016 (Pgs. 3-72)
- 5:15 Reports
 - a. Architectural Committee Report (Pg. 73)
 - b. Work Order Report (Pgs. 74-75)
 - c. Landscape Committee Report (Pg. 76)
- 5:30 New Business
 - a. Review and acknowledge 2017 Annual Disclosure of Manager Certification (Pg. 77)
 - b. Review and acknowledge 2017 Disclosure of Fee & Billing Procedures from Fiore, Racobs & Powers (Pgs. 78-81)
 - c. Review and consider approval of proposals for 2017 Inspector of Election (Pgs. 82-87)

Unfinished Business
- 5:45 Announcement of Upcoming Meeting Date: March 21, 2017
- 5:46 Membership Participation
- 6:00 Adjournment

Executive Meeting to start immediately following General Session.

Call to Order immediately following General Session meeting scheduled for 6:00PM

Review and Approve Minutes of Prior Meeting
November 15, 2016 (Pgs. 1-2)

Scheduled Hearings (Pgs. 3-7)

Legal Matters
Aged Accounts Receivable Report (Pg. 8)
Attorney Status Report (Pgs. 9-13)

New Business
Homeowner Requests/Correspondence (Pgs. 14-36)

Unfinished Business

Community Violation Status Report (Pgs. 37-43)

Next Meeting Date: March 21, 2017

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