



SEDONIA MAINTENANCE CORPORATION
MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 26, 2024
EXECUTIVE SESSION NOTICE AND AGENDA

Physical Location: 27290 Madison Avenue, Suite 300, Temecula, California 92590

Virtual Location: www.Zoom.us

NOTE PROVIDED TO MEMBERS: *This meeting is closed to the membership unless you have received a separate notice inviting you to attend a hearing or to speak with the Board of Directors regarding a private matter per Civil Code §4935. This notice has been sent as a requirement of Civil Code to notify membership of meetings not as an invitation to attend this meeting.*

AGENDA

- I. Call to Order (5:00 p.m.)**
- II. Roll Call**
- III. Approval of Prior Meeting Minutes**
 - A. October 25, 2023
- IV. Compliance Matters**
 - A. Violation History Report
- V. Delinquency Matters**
 - A. Collection Policy *(Included for Board Reference)*
 - B. Delinquent Report
 - C. Member Requests
 - 1. Reference No. 23568
 - 2. Reference No. 23616
- VI. Third-Party Formation of Contract(s)**
 - A. Landscape Contract Proposals
 - 1. Gothic Landscape
 - 2. Harvest Landscape Enterprises Inc.
- VII. Personnel Matters (None)**
- VIII. Legal Matters**
 - A. Retainer Proposal – Nordberg | DeNichilo
- IX. Adjourn to Regular Session**



SEDONIA MAINTENANCE CORPORATION
MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 26, 2024
REGULAR SESSION NOTICE AND AGENDA

Physical Location: 27290 Madison Avenue, Suite 300, Temecula, California 92590

Virtual Location: www.Zoom.us

Phone Number Log-In: (669) 900-6833 or (408) 638-0968

Meeting ID: 880 2568 6909

Password: 113812

The Board of Directors will be present via Zoom. Only members of the Association may attend board meetings. When logging in via video conference, please enter your complete name as it is reflected on the membership list. When logging in via teleconference, please be prepared to provide your complete name to the meeting moderator. This will avoid delays in authenticating all participants.

NOTE TO MEMBERS: As provided 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 open forum portion of the meeting.

AGENDA

- I. Call to Order (5:30 p.m.)**
- II. Roll Call**
- III. Open Forum** - *During open forum, each Member may address the board for up to three minutes. A director or manager may briefly respond to statements made or questions posed. Speakers must observe rules of decorum and not engage in other disruptive behavior. If a speaker is in the middle of a sentence when time is called, he/she may finish their thought. The time guidelines ensure that others will have an opportunity to speak. Speakers may not allot their time to others.*
- IV. Executive Session Disclosure**
- V. Approval of Prior Meeting Minutes**
 - A.** October 25, 2023
- VI. Financial Matters**
 - A.** Acceptance of Financial Statements
 1. September 25, 2023
 2. October, 2023
 3. November 25, 2023
 4. December 25, 2023
 - B.** Review and Approve 2024/2025 Pro Forma Budget
 - C.** Review and Approve 2024/2025 Draft Reserve Study
 - D.** Review and Adoption of Electronic Transfer Resolution
 - E.** Review and Adoption of Tax Signature Resolution
 - F.** Review and Approve Landscape Proposals
 1. Proposal 273173 and 273182 – Infill at the paseo on Roundwood Drive and Park planter

2. Proposal 273182 – Annual Mulch Proposal

VII. Reports

- A. Architectural Status Report (*Review Only*)

VIII. Unfinished Business (*None*)

IX. New Business

- A. Engagement Letter for 2023 Audit and Tax Preparation
- B. Authorization for Board Treasurer to Review and Sign Representation Letter for Audit
- C. Landscape Report
 - 1. January 2024
- D. Homeowner Request No. 23630 and 23631 – Skunk Activity

X. Board Informational Items

- A. Mailers
- B. 2024 Association Calendar
- C. 2024 Election Timeline
- D. Landscape Rotation Map
- E. Site Map

XI. Next Board Meeting (*April 8, 2024*)

XII. Adjournment