



SEDONIA MAINTENANCE CORPORATION
MEETING OF THE BOARD OF DIRECTORS
APRIL 8, 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. February 26, 2024
- IV. Compliance Matters**
 - A. Violation History Report
 - B. Violation Fine Procedure (*Included for Board Reference*)
 - C. Reference No. 107003 – Trim plant material
 - D. Reference No. 107503 – Restoration of Rear Yard
 - E. Reference No. 107008 – Trailer on the Driveway
 - F. Reference No. 100755 – Trash cans
 - G. Member Requests
 - 1. Reference No. 105221 – Unapproved Improvements
- V. Delinquency Matters**
 - A. Collection Policy (*Included for Board Reference*)
 - B. Delinquent Report
 - C. Member Requests
 - 1. Reference No. 23909
- VI. Third-Party Formation of Contract(s) (None)**
- VII. Personnel Matters (None)**
- VIII. Legal Matters**
 - A. Discussion of the CC&R Amendment and changes to the Community Handbook
- IX. Adjourn to Regular Session**



SEDONIA MAINTENANCE CORPORATION
MEETING OF THE BOARD OF DIRECTORS
APRIL 8, 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. February 26, 2024
- VI. Financial Matters (None)**
- VII. Community Reports**
 - A. Architectural Status Report (*Review Only*)
- VIII. Unfinished Business**
 - A. Preparation of the CC&R Amendment and changes to the Community Handbook
- IX. New Business**
 - A. Landscape Report
 - 1. February 2024
 - 2. March 2024
 - B. Landscape Proposal No. 289097 – Remove and install new Xylosma next to 6754 Bluestone Court
- X. Board Informational Items**
 - A. Mailers
 - B. 2024 Association Calendar & 2024 Election Timeline
 - C. Landscape Rotation Map
 - D. Site Map
- XI. Next Board Meeting (July 8, 2024)**
- XII. Adjournment**