



P R I M E
ASSOCIATION SERVICES

SEDONIA MAINTENANCE CORPORATION

MEETING OF THE BOARD OF DIRECTORS

OCTOBER 14, 2024

EXECUTIVE AND REGULAR SESSION BOARD NOTICE

Physical Location: 41923 Second Street, 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.

EXECUTIVE AGENDA

NOTE TO MEMBERS: *This meeting is closed to the membership unless you have been invited to a hearing or to speak with the Board of Directors for a private matter per Civil Code §4935. This notice has been sent to you per Civil Code requirements of notifying membership of meetings not as an invitation to attend this meeting.*

I. Call to Order (5:00 p.m.)

II. Roll Call

III. Approval of Prior Meeting Minutes

A. July 8, 2024

IV. Compliance Matters

A. Violation History Report

B. Violation and Fine Procedure (*Included for Board Reference*)

C. Hearing Reference No.

1. 107494

4. 108337

7. 108344

2. 108333

5. 109047

8. 109874

3. 109862

6. 107503

V. Member Delinquency

A. Collection Policy (*Included for Board Reference*)

B. Review of Delinquency Report

C. Member Request Reference No.

1. 24489

VI. Adjourn to Regular Session

REGULAR SESSION AGENDA

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.*

I. Call to Order (5:30 p.m.)

II. Executive Session Disclosure

III. Homeowner Open Forum

IV. Approval of prior Meeting Minutes

A. July 8, 2024

V. Financial Matters

A. Acceptance of Financial Statement - June 30, 2024 – August 31, 2024

VI. Community Reports

A. Landscape Report – *Review Only*

VII. New Business

A. Bemus Landscape Proposal 329940 – Annual Mulch Install

B. Member Request Reference No. 24411 – Architectural Fee Waiver

C. Review and Approve 2025 Draft Association Calendar and Annual Meeting Timeline

VIII. Miscellaneous/Informational Items

A. Mailers

B. Board Card

C. Site Map

IX. Next Board of Directors Meeting: February 3, 2025