



**P R I M E**  
ASSOCIATION SERVICES

**SEDONIA MAINTENANCE CORPORATION**  
**BOARD OF DIRECTORS MEETING**  
**FEBRUARY 10, 2025**  
**EXECUTIVE SESSION NOTICE AND AGENDA**

**Date:** Monday, February 10, 2025

**Time:** 5:00 p.m.

**Physical Location of Meeting:** 41923 Second Street, Suite 300, Temecula CA 92590

**Virtual Location of Meeting:** [www.zoom.us](http://www.zoom.us)

**NOTICE TO MEMBERS:** Executive session meetings of the Board of Directors are provided by statute so Boards can address confidential matters. Because they are confidential, Members do not have a right to attend the meetings or to review executive session minutes. In accordance with Civil Code §4935, discussion in executive session is limited to the following items: (1) legal matters and potential litigation; (2) matters relating to the formation of contracts with third parties; (3) Member discipline; (4) personnel matters; (5) Member delinquency, including payment plans and the decision to initiate foreclosure; (6) meeting with a Member upon the Member's request relating to compliance or delinquency matters; (7) approval of prior executive session meeting minutes. *This notice has been sent to you per Civil Code requirements of notifying 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 14, 2024
- IV. Compliance Matters**
  - A. Homeowner Violations Report
  - B. Violation and Fine Procedure *(Included for Board Reference)*
  - C. Hearings
    - 1. Compliance No. 27426 – Overgrown Plant Material
    - 2. Compliance No. 38809 – Prohibited Trailer
  - D. Member Requests
    - 1. Reference No. 112356
    - 2. Compliance No. 36580
- V. Delinquency Matters**
  - A. Assessment Collection Policy *(Included for Board Reference)*
  - B. Homeowner Aging Report
- VI. Third-Party Contract Formation** *(None)*
- VII. Personnel Matters** *(None)*
- VIII. Legal Matters**
  - A. Legal Opinion for CC&R Amendment
- IX. Adjourn to Regular Session**



**P R I M E**  
ASSOCIATION SERVICES

**SEDONIA MAINTENANCE CORPORATION**  
**BOARD OF DIRECTORS MEETING**  
**FEBRUARY 10, 2025**  
**REGULAR SESSION NOTICE AND AGENDA**

**Date:** Monday, February 10, 2025

**Time:** 5:15 p.m.

**Physical Location of Meeting:** 41923 Second Street, Suite 300, Temecula CA 92590

**Virtual Location of Meeting:** [www.zoom.us](http://www.zoom.us)

**Call-in Phone Number:** (669) 900-6833

**Meeting ID:** 880 2568 6909

**Passcode:** 113812

**NOTICE TO MEMBERS:** The board meeting is a meeting of the Directors of the Association. Only Members, homeowners on title, may attend and observe any meeting but are not entitled to participate in any discussion or deliberation of the Board unless invited by the Board to do so and may not vote on action(s) considered or taken by the Board. This meeting is being conducted as a hybrid meeting with both in-person and virtual options available. Due to the virtual option available, in accordance with Civil Code §4926(a)(3), any vote of the Directors shall be conducted by a roll call so that participants can hear the vote of each Director relative to each issue.

Recording of a meeting is strictly prohibited. Neither the Board nor Management consents to the recording of any portion of any board meeting. Unauthorized recording is classified as a major violation of the rules.

**AGENDA**

- I. Call to Order:** 5:15 p.m.
- II. Roll Call**
- III. Open Forum:** *In compliance with Civil Code §5000(b), Members will be given an opportunity to address the Board at each open meeting and to raise questions, comments, issues, and/or concerns of general relevance and interest to the community, which is commonly referred to as "Open Forum." At the meeting, Members should document questions, comments, issues, and/or concerns by completing the Request to Address the Board Form provided. This will assist the Board in tracking and following up on questions, comments, issues, and concerns.*
- IV. Executive Session Disclosure** *(Refer to the Executive Session Agenda included, for items planned to be discussed)*
- V. Approval of Prior Meeting Minutes**
  - A.** October 14, 2024
- VI. Financial Matters**
  - A.** Acceptance of Unaudited Financial Statements: September 30, 2024 – December 31, 2024
- VII. Reports** *(None)*
- VIII. Unfinished Business** *(None)*
- IX. New Business**
  - A.** Review and Approve 2025 Draft Reserve Study
  - B.** Review and Approve 2025 Pro Forma Budget
  - C.** Review and Adopt Resolution for 2024 Tax Signatures
  - D.** Review and Adopt Resolution for Transfer of Association Funds
  - E.** Bemus Landscape Contract Increase Notice
  - F.** DeNichilo Law Notice of Rates for 2025
  - G.** Appointment of Inspector of Election for 2025 Annual Meeting and Election
- X. Board Informational Items** *(No Action)*
  - A.** 2025 Annual Association Calendar
  - B.** 2025 Annual Meeting and Election Timeline
  - C.** Board Card
  - D.** Site Map
- XI. Next Board Meeting Date:** Monday, May 12, 2025
- XII. Adjournment**