



AGENDA
Regular Board of Directors Meeting
September 25th, 2025
Onsite at the Pavilion

- I. Call to Order: 6:30pm
- II. Establish Quorum
- III. Owners Forum
- IV. Approve Minutes of Previous Meeting
 - A. Board of Directors Regular Meeting: August 28th, 2025
- V. Reports
 - A. President's Report - President Saturnia
 - B. Treasurer's Report - Treasurer Burton
 - 1. August 2025 Financials
 - 2. Delinquencies
 - 3. Reserve Fund Status
 - 4. 2026 Budget
 - 5. 2026 Reserve Study
 - C. AAB Report - Secretary O'Donnell
 - D. Committee Reports - Secretary O'Donnell
 - E. Property Management Report - GM Milner-Kanemoto
- VI. Unfinished Business
 - A. Afterhours Guest Electronic Form- Trial update
 - B. Allied Universal Security 2026 Proposal
- VII. New Business
 - A. Neighboring Land Activity - Hikino Street
 - B. WIRCA Firewise Letters
 - C. Pest Control in Courts area
 - D. Courts Rules Amendment
 - E. Park Plan Revision
 - F. Photovoltaic for Pavilion
 - G. Investment Policy
 - H. Sewer & Storm Drain survey
 - I. Dispose of Pavilion Furniture
 - J. WI5 Logo / Letterhead
 - K. Data Transition Team
 - L. Credit Account for Arc Documents
 - M. New Association Policy Distribution



N. Bathroom Improvements - seat covers

VIII. Executive Session

IX. Next Meeting

The Next Regular Meeting of the BOD will be October 30th, 2025 at 6:30pm.

X. Adjournment