



RANCHO DOMINGUEZ TOWNHOMES COMMUNITY ASSOCIATION

NOTICE & AGENDA BOARD OF DIRECTORS MEETING

DATE: Thursday, March 13th, 2025

TIME: 6:15 p.m. Executive | 6:45 p.m. General

LOCATION: Travis Ranch Activity Center
5200 Via De La Escuela, Yorba Linda, CA 92877

Civil Code §4930: The Board may not discuss or act on any item at a non-emergency meeting unless the item was placed on the agenda included in the notice that was posted and distributed pursuant to subdivision (a) of Section 4920.

EXECUTIVE SESSION

Pursuant to Civil Code §4935(a) an Executive Session will be held prior to the General Session to consider any of the following: litigation, matters relating to the formation of contracts with third parties, member discipline, personnel matters, or to meet with a member, upon member's request, regarding the member's payment of assessments, as specified in Section 5665. This is a closed meeting and is not open to owners unless specifically agreed to by the Board per Civil Code §4925(a).

- I. DECLARATION OF QUORUM / CALL TO ORDER** 06:15 P.M.
- II. DELINQUENCIES**
 - A. A/R Aging Report 2/28/2024
 - B. Owner Waiver Request
- III. HEARINGS / NON-COMPLIANCE**
 - A. Architectural Improvement Without Approval
- IV. MINUTES**
 - A. 2/13/2025 Executive Session
- V. ADJOURN EXECUTIVE SESSION** 06:45 P.M.

GENERAL SESSION

- I. DECLARATION OF QUORUM / CALL TO ORDER** 06:45 P.M.
- II. EXECUTIVE SESSION DISCLOSURE**

Civil Code §4935(e): Any matter discussed in executive session shall be generally noted in the minutes of the immediately following meeting that is open to the entire membership.
- III. HOMEOWNER FORUM (15 Minutes)**

(3 minutes per member / 15 minutes maximum)
Civil Code §4925(b), 5000(b): The board shall permit any member to speak at any meeting of the association or the board, except for meetings of the board held in executive session. A reasonable time limit for all members of the association to speak to the board or before a meeting of the association shall be established by the board.
- IV. COMMITTEE REPORTS**
 - A. ARC Report for January 2025
- V. SECRETARY'S REPORT / MINUTES**
 - A. 2/13/2025 General Session

VI. TREASURER'S REPORT / FINANCIALS

- A. Financial Statements ending 2/28/2025
- B. Draft Audit (Taxes)
- C. Opening an Investment Account

VII. GENERAL BUSINESS

- A. Loss Control Recommendations
- B. Earthquake Prevention & MOTUS
- C. Drywall Repairs – Multiple Addresses
- D. Remediation Quote – 5809 Via Romero
- E. 3-year Tree Care Plan
- F. Pest Vendor
- G. 8 Drain Basin Catchers (Ratify)
- H. Landscape Proposal – Replace Dead Tree
- I. Landscape Proposal – Transition to Drought Tolerant Landscaping
- J. Lateral Line Repairs
- K. Election By Acclimation
- L. Landscape/Turf & Watering
- M. Homeless Folks on RDTA Property
- N. Insurance – Recent Fires
- O. June Meeting Date Conflict

VIII. ITEMS NEEDING IMMEDIATE ACTION

Before discussing any item not on the posted Agenda pursuant to Civil Code §4930(d), the Board shall openly identify the item to the members in attendance at the meeting.

IX. NEXT MEETING

Every Second Thursday of each Month, Thursday, April 10th, 2025, at 6:15 pm Executive Session and 6:45 pm General Session at the Travis Ranch Activity Center, 5200 Via De La Escuela, Yorba Linda

ADJOURN GENERAL SESSION

07:45 P.M.