



RANCHO DOMINGUEZ TOWNHOMES COMMUNITY ASSOCIATION

NOTICE & AGENDA BOARD OF DIRECTORS MEETING

DATE: Thursday, May 14, 2026

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. **MINUTES**
 - A. 02/12/26 Executive Session
- III. **HEARINGS**
 - A. Hearing: Architectural NOC
- IV. **NON-COMPLIANCE**
 - A. Violation Report 04/30/26
 - B. Greenbelt Vandalism
- V. **DELINQUENCIES**
 - A. A/R Aging Report 04/30/26
 - B. Lien Resolution Discussion
- VI. **CONTRACTS**
 - A. Roof Replacement
 - B. Pickleball Court Conversion
- VII. **LEGAL**
- VIII. **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. SECRETARY'S REPORT / MINUTES**
A. 02/12/26 General Session
- V. COMMITTEE REPORTS**
A. ARC Report 04/30/26
- VI. TREASURER'S REPORT / FINANCIALS**
A. Financial Statements: 01/31/26, 02/28/26, 03/31/26
B. Investments: Pacific Premier Bank CD
C. Ratification – Monetary Transfers Civil Code Sections 5380(b)(6) and 5502
- VII. LIEN / NOTICE OF DEFAULT**
A. Lien Resolutions
 - APN # 936-480-49
 - APN # 936-481-31
- VIII. GENERAL BUSINESS**
A. 2026 Annual Meeting & Election No Adjournment
B. Organization of Officers
C. Draft Rules & Regulations
D. Budget Review
E. Proposals: Reserve Study Update
F. Contracts: Roof Replacement
G. Contracts: Pickleball Court Conversion
H. Ratify: Tree Removals (3) – Various Locations
I. Landscape: Tree Installation – Turf near Via Presidio
J. Landscape: Greenbelt Enhancement – near Via Santiago
K. Landscape: Turf Aeration – Community-Wide
L. Landscape: Mulch Application – Community-Wide
M. Irrigation: Valve Repair / Replacement – Station #15 & #19
N. Irrigation: Valve Repair / Replacement – Station #7 & #18
O. Building: Structural Framing Repair – 21108 Via Arnaz (Irving)
P. Building: Front Door Framing Repair – 21113 Via Arnaz (Rocha)
Q. Building: Stucco Repair – 21115 Via Corrillo (Eppink)
R. Roof: Chimney Repairs – 21151 Via Canon (Borden)
S. Roof: Chimney Repairs – 21155 Via Canon (Chen)
T. Roof: Chimney Repairs – 21161 Via Canon (Yeloushan)
U. Roof: Leak Repair – 21153 Via Canon (Anderson)
V. Roof: Eave Rot Repair – 21119 Via Santiago (Owen)

IX. 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.

X. NEXT MEETING

Meetings of the Board of Directors are held monthly on the 2nd Thursday, except in December (no meeting is held). The Annual Membership Meeting and Election is held in April.

The next meeting of the Board of Directors is scheduled for Thursday, June 11, 2026 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.

XI. ADJOURN GENERAL SESSION

07:45 P.M.

MAKING A DIFFERENCE TOGETHER



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