

# RANCHO DOMINGUEZ TOWNHOMES COMMUNITY ASSOCIATION

## NOTICE & AGENDA BOARD OF DIRECTORS MEETING

**DATE:** Thursday, May 8<sup>th</sup> 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 3/31/2024
  - B. Owner Waiver Request #77654706
- III. HEARINGS / NON-COMPLIANCE**
  - A. 21155 Via Canon- Signage
- IV. MINUTES**
  - A. 3/11/2025 Executive Session
  - B. 4/11/2025 Special Executive Session
- V. LEGAL**
  - A. Legal Updates
- VI. 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. 3/11/2025 General Session
- B. 2025 Annual Meeting Minutes

**V. TREASURER'S REPORT / FINANCIALS**

- A. Financial Statements ending 3/31/2025
- B. Opening an Investment Account

**VI. GENERAL BUSINESS**

- A. Backflow Repair
- B. Tot Lot Inspection Quotes
- C. Termite Inspection Reports

**VII. 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.

**VIII. NEXT MEETING**

**Every Second Thursday of every other Month, Thursday, July 10<sup>th</sup>, 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.**