

# RANCHO DOMINGUEZ TOWNHOMES COMMUNITY ASSOCIATION

## NOTICE & AGENDA BOARD OF DIRECTORS MEETING

DATE: Tuesday, June 23, 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. 05/14/26 Executive Session
- III. **NON-COMPLIANCE**
  - A. Violation Report 05/31/26
- IV. **DELINQUENCIES**
  - A. A/R Aging Report 05/31/26
  - B. Lien Resolution Discussion
- V. **CONTRACTS**
  - A. Key Fob Distribution
  - B. Association Website
  - C. Temporary Fuel Surcharge
  - D. Roof Replacement – Building 16
- VI. **LEGAL**
- VII. **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. 05/14/26 General Session

**V. COMMITTEE REPORTS**

A. ARC Report 05/31/26

B. Parking Report 05/31/26

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

A. Financial Statements: Period Ending 04/30/26, 05/31/26

B. Ratification – Monetary Transfers Civil Code Sections 5380(b)(6) and 5502

**VII. LIEN / NOTICE OF DEFAULT**

A. Lien Resolution: APN # 936-480-53 / ACCT #77654634

**VIII. GENERAL BUSINESS**

A. Mid-Year Budget & Assessment Revision

B. ARC Appointment

C. Contract: Key Fob Distribution

D. Contract: Association Website

E. Contract: Great Scott Tree Care – Temporary Fuel Surcharge

F. Contracts: Roof Replacement – Building 16

G. Inspection: Tot Lot Safety Inspection

H. Landscape: Enhancement (Oak) – near 21161 Via Presidio

I. Landscape: Remove & Replace – near 21135 Via Presidio

J. Sidewalk: Concrete Repair – 21159 Via Presidio

K. Sidewalk: Concrete Repair – 5825 Via Romero

L. Building: Wood Rot – 21123 Via Corrallo (McGivney)

M. Ratify: Stucco Repair Front Door – 21114 Via Portola (Beckwith)

N. Ratify: Stucco Repair Front & Back Yard – 21103 Via Santiago (Nicols)

O. Ratify: Stucco Repair Patio – 21135 Via Santiago (Ingstad)

P. Ratify: Stucco Repair Under Slider – 21136 Via Santiago (Herrin)

**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 2<sup>nd</sup> 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, July 9, 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**



Prepared by: Grace Baek

Phone: (714) 508-9070 Ext. 378 | Email: gbaek@optimumpm.com