



RANCHO DOMINGUEZ TOWNHOMES COMMUNITY ASSOCIATION

NOTICE & AGENDA BOARD OF DIRECTORS MEETING

DATE: Tuesday, July 9, 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. 06/23/26 Executive Session

- III. **DELINQUENCIES**
 - A. A/R Aging Report 06/30/26

- IV. **CONTRACTS**
 - A. Roof Replacement – Building 16
 - B. Key Fob Maintenance
 - C. Association Website Maintenance

- V. **LEGAL**

- 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. 06/23/26 General Session

V. TREASURER'S REPORT / FINANCIALS

A. Financial Statement: Period Ending 06/30/26

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

VI. GENERAL BUSINESS

A. Contracts: Roof Replacement – Building 16

B. Contracts: Key Fob Maintenance

C. Contracts: Association Website Maintenance

D. Reimbursement: Association-Related Legal Services – 21111 Via Rincon (Powell)

E. Maintenance: Annual Fire Extinguisher Inspection & Certification

F. Amenities: Pickleball Court Lines

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

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

I. Landscape: Irrigation Install – near 21121 Via Corrillo

J. Sidewalk: Concrete Repair – 21157 Via Santiago

K. Repair: Utility Door Replacement – 21105 Via Santiago

L. Repair: Termite Damage Report – 21139 Via Santiago

M. Repair: Tennis Court Fence

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

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, August 13, 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.

IX. ADJOURN GENERAL SESSION

07:45 P.M.

MAKING A DIFFERENCE TOGETHER



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