

Chateau Park Homeowners Association

Board of Directors Meeting & Executive Meeting – November 6, 2024 – Via Zoom 5:00 PM

Contact management at cheryle@adiamondmanagement.com or call 805-590-2022 to obtain information on the virtual meeting via Zoom

Board Meeting

1. **Call to Order, Roll Call – Discussion of Meeting Conduct**
Announcement of action taken at Executive Session of previous meeting (if any)
 2. **Open Forum for Homeowner’s Concerns** Please limit your comments to 3 minutes, unless you have arranged for additional time. **No Resident-to-Resident disputes. NOTE: Open Forum will also re-open after Board Meeting.**
 3. **Secretary’s Report**
Approval of the Board & Executive Meeting Minutes **ACTION 1**
 4. **Treasurer’s Report**

A.	Approval of the Treasurer’s Report per CA Civil Code 5500	ACTION	3
B.	Aged accounting		80
C.	Patrol increase		107
D.	Reserve Study review		108
E.	2025 Proposed budget	ACTION	111
 5. **Management Report**
 - A. Updates - pickleball/tennis court
 6. **Association Business - Action items**

A.	Landscape		113
	Bids – maintenance		114
	Bid – Tree removal		140
	Bid – pruning		146
	Bid – root pruning		151
	Bid – palm pruning/clean up		158
	Bid – cleaning		166
	Bid – take down/stump grind		168
B.	Permission to lease		172
C.	Architectural Requests		176
D.	Amazon insurance claim		201
E.	Insurance inspection		204
F.	Non Action items		140
 7. **Association Business – Non action items**
Vendor/owner correspondence, landscaping, security, water, trash, pool/spa, fences, gates, tennis court, streets, stamped concrete, items covered by HOA separate packet
 8. **Upcoming Board Meetings/Adjournment to reconvene to executive session**
- Executive Session –**
1. **Call to order**
 2. **Business** **ACTION**
 - a. **Violations/Hearings** **223**
 3. **Adjournment**