

**VILLAS AT GRANITE BAY
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
May 21, 2024, ~4:00 P.M.
At the Community Pool**

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

Minutes of March 19, 2024 Open Meeting

Minutes of April 1, 2024 Open Meeting

IV. HOMEOWNER/GUEST TIME

V. TREASURER'S REPORT

A. Financials of March – April 2024

B. Delinquencies/Collections

VI. MANAGEMENT REPORT

A. Logs and Correspondence

VII. COMMITTEE REPORTS

A. Architectural Committee - Update

B. Landscape Committee-Update

C. Lighting Committee - Update

D. Pool, Spa and Fountain Committee - Update

E. Policies, Rules, Fines & Parking Committee-
Update

F. Welcome Committee - Update

G. Website Committee - Update

VIII. UNFINISHED BUSINESS

IX. NEW BUSINESS

A. Wood Fence Replacement Proposals

B. Driveway Replacement Proposal – Community Pavement

C. 2024 Reserve Study Proposal – Browning Reserve Group

D. Assessment Increases - Discussion

E. Approving Reserve Fund Invoices - Discussion

F. 2021 Invoice Payment – Discussion

G. Spa Refurbishment

X. DATE OF NEXT MEETING

July 16, 2024 @ 4:00PM-

XI. ADJOURNMENT