

**VILLAS AT GRANITE BAY
HOMEOWNERS ASSOCIATION BOARD
OF DIRECTORS MEETING JULY 16, 2024,
AT 4:00PM
Granite Bay Library, 6475 Douglas Blvd Granite Bay
Or Via Zoom**



- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
 - Minutes of May 21, 2024 Open Meeting
 - Minutes of July 9, 2024 Open Meeting
- IV. HOMEOWNER/GUEST TIME**
- V. TREASURER'S REPORT**
 - A. Financials of May – June 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**
 - A. Fencing Project Proposals
 - o Review \$301,838 bid received from CAM Construction & Painting
 - o Review \$177,748 bid from RCR (River City Reconstruction & Painting)
 - o Review \$120,900 bid from Sirius Repairs & Construction
- IX. NEW BUSINESS**
 - A. Reserve Study Update
 - o Review PowerPoint deck
 - Includes background info, reserve contribution increases
 - Impact of reserve contribution increases and operating costs
 - B. Trellis Issues

- Reserve Study shows trellis' fall under 04000 Structural Repairs; remaining life is 6 years with replacement date of 2029
- We have a few trellis' that will need attention prior to 2029
- Should we have Eric organize a River City review of replacement/repair/prioritization for budget review?

X. DATE OF NEXT MEETING

August 17, 2024 @ 4:00PM-

XI. ADJOURNMENT