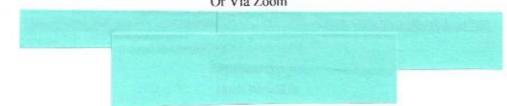
## VILLAS AT GRANITE BAY HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING JULY 16, 2024, AT 4:00PM

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
- Policies, Rules, Fines & Parking Committee-Update
- F. Welcome Committee Update
- G. Website Committee Update

#### VIII. UNFINISHED BUSINESS

- A. Fencing Project Proposals
- Review \$301,838 bid received from CAM Construction & Painting
- Review \$177,748 bid from RCR (River City Reconstruction & Painting)
- 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