

**VILLAS AT GRANITE BAY  
HOMEOWNERS  
ASSOCIATION BOARD OF  
DIRECTORS MEETING**

**November 18, 2025, AT 5:00PM**

9920 Villa Granito Lane, Granite Bay

Or Via Zoom

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- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**  
Minutes of September 16, 2025 Open Meeting
- IV. TREASURER'S REPORT**
  - A. Financials of Aug - Sep 2025
  - B. Delinquencies/Collections
- V. MANAGEMENT REPORT**
  - A. Logs and Correspondence
- VI. COMMITTEE REPORTS**
  - A. Architectural Committee – Application for Consideration
  - 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
- VII. UNFINISHED BUSINESS**
  - A. 2026 Operating Budget
- VIII. NEW BUSINESS**
  - A. Gutter Cleaning Proposals
  - B. Oleander Discussion
  - C. Status of Community Vote to Take Back Trellis Responsibility
  - D. Insurance Renewal – For Ratification
  - E. Pool Light Repair – Robb’s Pool - For Ratification
  - F. Wall Repair at 9801 Villa Francisco - RCR
  - G. Wall Repair at 9819 Villa Francisco - RCR
  - H. VGB Board Binders
  - I. Dave Hendricks – Trellis Contractor Overview
- IX. DATE OF NEXT MEETING**

January 20, 2025 @ 5:00PM- Annual Meeting

**X. ADJOURNMENT**