



## **High Country Villas Management Corp**

Meeting Agenda for February 25, 2026, 5:00 PM  
174 S Willowspring Drive, Encinitas CA 92024

### **EXECUTIVE SESSION – 4:30 P.M. (closed to homeowners)**

#### **1. CALL TO ORDER**

##### **A. Executive Session Business**

- 1) Executive Session Meeting Minutes dated December 3, 2025
- 2) Correspondence
- 3) Delinquency report
- 4) Violation report
- 5) Garage Inspection – violation discussion
- 6) Flanagan Law Collection Status Report

#### **2. ADJOURNMENT**

### **3. GENERAL SESSION – 5:00 P.M. (open to homeowners)**

#### **A. CALL TO ORDER**

##### **B. CONSENT CALENDAR**

- 1) General Meeting Minutes dated January 28, 2026
- 2) Ratify Financials January 2026

Financial Report presented by Telford Dorr, Treasurer:

##### **C. Architectural Applications:**

- 1) 1986 Springdale Lane – sliding doors
- 2) 1983 Sandstone – patio
- 3) 1939 Springdale Lane – pathway

##### **D. Business:**

- 1) SCT Reserve Consultants Level I reserve study
- 2) Annual general Meeting date June 24, 2026
- 3) Columbia Bank CD sheet and Alliance Association Bank CD for new CD consideration
- 4) Set dates for Legal Training
- 5) Rules and Regulation committee update
- 6) Form an Architectural & Maintenance Committee Review Lanie/Paul's changes

##### **E. Maintenance:**

- 1) ProTec Property Maintenance Summary Report– February 2026
- 2) Pro Tec Wrought Iron Repairs
- 3) Pro Tec Concrete Replacement
- 4) SD Backflow – New backflow for Fairlee Lane
- 5) Balcony Railings on Fairlee Drive need adjustment/repairs
- 6) Chimney caps through HCV Units 5 & 7 should be inspected

7) Fire Watch proposal to replace damaged fire boxes and install fire extinguishers.

**F. Landscape:**

1) Landscape Report

**G. Correspondence**

**H. Management items**

1) Monthly Maintenance Summary

**4. Homeowner forum**

Adjournment

Next Meeting March 25, 2026