



**High Country Villas Management Corp**  
Meeting Agenda for May 27, 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 April 22, 2026
- 2) Correspondence -
- 3) Delinquency report
- 4) Violation report
- 5) Flanagan Law Collection Status Report

**2. ADJOURNMENT**

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

**A. CALL TO ORDER**

**B. CONSENT CALENDAR**

- 1) General Meeting Minutes April 22, 2026
- 2) Ratify Financials April 2026

**C. Financial Report** presented by Telford Dorr, Treasurer:

**D. Architectural Applications:**

- 1) 1987 Springdale Lane – replace Front Door

**E. Business:**

- 1) Annual General Meeting, revision of notice. Only two director seats are up for election and the start date is 4:30 pm.
- 2) Rules and Regulations committee update
- 3) Architectural Committee Review update
- 4) Communications Committee Review update
- 5) Enforcement policy update
- 6) Resolution to Record Assessment Lien
- 7) Resolution to Record Assessment Lien

**F. Maintenance:**

- 1) Maintenance Committee – Wrought iron repair update.
- 2) Backflow Proposals– Olivenhain said yes, the hoa does need backflows on Fairlee Lane.
  - a) Coastal Plumbing Inc.
  - b) Hanna Plumbing
  - c) Pacific Backflow

**G. Landscape:**

- 1) Landscape Report for May 2026 Unit 5
- 2) Turf Removal Project Update
  - a) Resolution from Board declaring remaining turf as functional turf
  - b) New Green Valley proposal for turf removal per AB 1572.

#### **H. Correspondence –**

#### **I. Management items**

- 1) Monthly Management Summary
- 2) Work Order Report

#### **J. Homeowner forum**

Adjournment

Next Meeting Annual General Meeting June 24, 2026 at 4:30 pm.