

# **HIGH COUNTRY VILLAS** Management Corporation

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## **Regular Session Board of Directors Meeting**

**Wednesday, July 22, 2026, at 5:00 PM**

High Country Villas Clubhouse | 174 S. Willowspring Dr, Encinitas, CA 92024

### **AGENDA**

#### **EXECUTIVE SESSION – Closed to the Membership**

- I. CALL TO ORDER – 4:00 PM
- II. MEETING MINUTES
  - A) May 27, 2026 Executive Session Meeting Minutes
- III. DELINQUENCY MATTERS
- IV. COMPLAINT MATTERS
- V. ADJOURNMENT

#### **ORGANIZATIONAL SESSION – Open to the Membership**

- I. CALL TO ORDER – 5:00 PM
- II. APPOINTMENT OF OFFICERS
- III. ADJOURNMENT

#### **REGULAR SESSION – Open to the Membership**

- I. CALL TO ORDER – Immediately following Organizational Session
- II. EXECUTIVE SESSION DISCLOSURE
- III. MEETING MINUTES
  - A) May 27, 2026 Regular Session Meeting Minutes
- IV. FINANCIAL REPORTS
  - A) June 2026 Financial Reports
  - B) Delinquency Report
- V. UNFINISHED BUSINESS
  - A) Rules & Regulations Discussion
  - B) Enforcement Policy Discussion
  - C) Architectural Committee Discussion
  - D) Communications Committee Discussion
  - E) Maintenance Committee Discussion
  - F) Landscape Committee Discussion
  - G) Garage Sale Committee Discussion
  - H) Fiber Optic Project & AdHoc Committee Discussion
  - I) Resolution of Board RE: Turf Removal/AB 1572 compliance
- VI. NEW BUSINESS
  - A) Insurance Renewal Discussion
  - B) Document Shredding Proposal
  - C) Village Park Townhome Corp #3 Slope Discussion
  - D) Tree Removal Proposal – ratify
  - E) Replacement Chimney Cap Proposal
  - F) Termite Renewal Contract
  - G) Roof Repair Proposal
  - H) 2026 – 2027 Budget Discussion
  - I) Homeowner Correspondence
  - J) Architectural Applications
- VII. MANAGEMENT REPORTS
  - A) Work Order Report
  - B) Violation Report
- VIII. HOMEOWNER FORUM
- IX. NEXT MEETING DATE: August 26, 2026 at 5:00pm in the Clubhouse
- X. ADJOURNMENT