

HIGH COUNTRY VILLAS Management Corporation

Regular Session Board of Directors Meeting

Wednesday, August 26, 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 – 4:30 PM
- II. MEETING MINUTES
 - A) July 22, 2026 Executive Session Meeting Minutes
- III. DELINQUENCY MATTERS
- IV. COMPLAINT MATTERS
- V. ADJOURNMENT

REGULAR SESSION – Open to the Membership

- I. CALL TO ORDER – 5:00 PM
- II. EXECUTIVE SESSION DISCLOSURE
- III. MEETING MINUTES
 - A) July 22, 2026 Regular Session Meeting Minutes
- IV. FINANCIAL REPORTS
 - A) July 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) Replacement Chimney Cap Proposals
 - J) 2026 – 2027 Budget Discussion
- VI. NEW BUSINESS
 - A) Maintenance Repair Proposals
 - B) Homeowner Correspondence
 - C) Architectural Applications
- VII. MANAGEMENT REPORTS
 - A) Work Order Report
 - B) Violation Report
- VIII. HOMEOWNER FORUM
- IX. NEXT MEETING DATE: September 23, 2026 at 5:00pm in the Clubhouse
- X. ADJOURNMENT