

WICKFORD HOMEOWNERS ASSOCIATION

NOTICE OF MEETING OF BOARD OF DIRECTORS

Date/Time: Thursday March 20th, 2025, 6:00 PM (Open Session) / 7:00 PM (Closed Executive Session)

Location: Virtual via Zoom (Login link posted at <https://wickfordhoa.org>)

<https://us02web.zoom.us/j/89790920073?pwd=7gVPVTLkTifGuVtL3ajw7raRAaTcje.1>

Meeting ID: 897 9092 0073 Passcode: 716829

AGENDA

OPEN SESSION

- A. Call to order / Roll call (6:00 PM)
- B. Approval of prior meeting minutes

TREASURER BUSINESS

- C. Read summary of Balance Sheet Report into the minutes
- D. Accept Financial Statements (Civil Code § 5500)

OPEN FORUM

- E. Five minutes per homeowner

REPORTS

- F. Committees
- G. Management

UNFINISHED BUSINESS

- H. Pool deck expansion joint sealant
- I. Outdoor lighting / entrance palm tree lighting
- J. 2025 Annual Meeting and Election: Prep, IOE out to bid
- K. Resident Information Forms (RIF) overdue / Pool gate access tag introduction
- L. HOA cameras in common area (installation, purchase was approved)
- M. Street maintenance and speed bump installation with change orders and start date of March 17, 2025
- N. Dog waste in common area proposals (<https://www.cedarmanagementgroup.com/dog-poop-in-your-hoa/>)

NEW BUSINESS

- O. Gauge feasibility of walkway curb ramp conversions
- P. Balcony & coating repairs due 2025, funded by reserves account
- Q. Roof, gutter, downspout repairs due 2026, out to bid
- R. April 2025 Arborist property walk for tree care planning purposes
- S. Bird of Paradise management (landscaping)
- T. Pest and pool contracts

EXECUTIVE SESSION

- 1. Adjourn open session, call executive session to order
- 2. Approval of prior executive meeting minutes
- 3. Member disciplinary hearings and determinations
- 4. Legal / Contracts / Proposals / Pre-liens / Payment plans
- 5. Resident correspondence / communications, disciplinary issues and investigations
- 6. Read board/committee member restrictions, responsibilities, charters, and authorizations into minutes
- 7. Architectural committee matters

ADJOURNMENT

- U. Set next meeting date, adjourn

WICKFORD HOMEOWNERS ASSOCIATION

Board of Directors Meeting Rules

- No audio or video recording by attendees is allowed. Any audio recordings made must be destroyed and not disseminated.
- Only homeowners (as recorded on deed) are generally permitted to attend member meetings. All others with business to conduct with the Association may attend only by explicit invitation of the Board of Directors.
- During the homeowner forum session, per Civil Code § 1363.05, each attendee may address the board for up to three minutes. A director or manager may briefly respond to statements made or questions posed. Speakers must observe rules of decorum and not engage in other disruptive behavior. If a speaker is in the middle of a sentence when time is called, he or she may finish their thought before sitting down. The time guidelines ensure that others will have an opportunity to speak. Speakers may not allot their time to others. If time permits, brief follow-up statements by homeowners may be made immediately before adjournment and after recognition from the presider of the meeting.
- As provided in the "Open Meeting Act," members may observe the meeting but do not have the right to participate in the board's deliberations or votes. Members may address issues during the open homeowner forum portion of the meeting. If attendees become disruptive, they may be expelled from the meeting and/or fined.
- Executive session meetings are generally closed to the membership per Civil Code § 4935. Non-members (not recorded on deed) may not attend hearings without the participation of the homeowner and prior approval of the Board of Directors.
- Rules and limitations on meeting content: <https://www.davis-stirling.com/HOME/Statutes/Civil-Code-4930>