

WICKFORD HOMEOWNERS ASSOCIATION

NOTICE OF MEETING OF BOARD OF DIRECTORS

Date/Time: Thursday, May 22nd, 2025, 6:00 PM (Open Session) / 7:00 PM (Closed Executive Session)

Zoom Link: <https://us02web.zoom.us/j/85770787147?pwd=UjPYSBqeVM2arwakZhplEKBCBfXjAA.1>

Meeting ID: 857 7078 7147 **Passcode:** 478830

AGENDA

- A. Call Open Session to Order / Roll Call (6:00 PM)
- B. Approval of Prior Meeting Minutes

TREASURER'S BUSINESS

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

OPEN FORUM

- E. Floor opened for homeowners to address the board, three-minute limit per homeowner - a homeowner may request during open forum for his or her time to be reserved for use at the end of the session

REPORTS

- F. President's Message
- G. Committee Updates
- H. Management Report

UNFINISHED BUSINESS

- I. 2025 Annual Meeting and Election Preparation
- J. HOA Cameras in Common Areas – Installation planning underway, LPR evaluation requested
- K. Balcony & Coating Repairs (Due 2025, funded by reserves) – Review proposals
- L. Walkway Curb Ramp conversions – Feasibility Study
- M. Roof, Gutter & Downspout Repairs (Due 2026) – Out to bid
- N. Arborist Property Walk (May/June) – Tree care planning
- O. Pool House Fire Damage
- P. Spa Shell Recoating, Deck Surface Coating (Due 2026) – Out to bid
- Q. Landscaping Restoration (Next phase, due 2025/2026)

NEW BUSINESS

- A. Hydraulic Gate Closers for Pool
- B. Window Washing

EXECUTIVE SESSION (*CLOSED*)

- 1. Adjourn Open Session & Call Executive Session to Order
- 2. Approval of Prior Executive Meeting Minutes
- 3. Member Disciplinary Hearings & Determinations
- 4. Legal, Investigations, Contracts, Proposals, Pre-Liens, and Payment Plans
- 5. Resident Correspondence & Disciplinary Issues
 - a. Redacted Fine Structure

ADJOURNMENT

- R. 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. A homeowner may request during open forum for his or her time to be reserved for use at the end of the session.
- 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>