

WICKFORD HOMEOWNERS ASSOCIATION

NOTICE OF MEETING OF BOARD OF DIRECTORS

Date/Time: Monday, August 4th, 2025, 6:00 PM (Open Session) / 7:00 PM (Closed Executive Session)

Join Zoom Meeting: <https://us02web.zoom.us/j/88174147780?pwd=fNvQaPEHSBgAv1ekFNVICAgGdAdXXq.1>

Meeting ID: 881 7414 7780 **Passcode:** 220036

AGENDA

- A. Call Open Session to Order (6:00 PM)
- B. Open Forum – Homeowner comments
- C. Approval of Prior Meeting Minutes (July 10, 2025)
- D. Financial Overview – Summarize Balance Sheet Report for the record (June 2025)
- E. Financial Statements – Approval per Civil Code § 5500 (June 2025)
- F. Investments – Grant authorization

UNFINISHED BUSINESS

- G. Insurance Policies Expire 8/19/2025 – Review renewal notices, non-renewal notices
- H. Community Landscape Lighting – Hire a vendor to assess current conditions and provide expert recommendations
- I. Community Speed Bumps (Phase 2) – Send out to bid
- J. Flag Installation ARC Approval – Rule committee report
- K. Hydraulic Gate Closers for Pool / Pool House Gate – Send projects out to bid
- L. Roof, Gutter & Downspout Repairs (Due 2026) – Send projects out to bid
- M. Spa shell replastering – Review proposals
- N. Window Washing / Gutter Cleaning – Projects currently out to bid
- O. Landscaping – Additional irrigation sprinkler repairs, watering schedule
- P. Landscaping Mulch – Restart project, send out to bid
- Q. Rockhampton Dr. Building Truck Strike – Rework repair

NEW BUSINESS

- R. VATP Development Notice – Introduction
- S. West Pool Gate – Repair
- T. Parking Boss – Notice of change in city parking, approve payment module & test case & lottery
- U. Blue Recycle Bin for Pool Deck – Approve placement

EXECUTIVE SESSION (CLOSED)

1. Adjourn Open Session & Convene Executive Session
2. Approval of Prior Executive Meeting Minutes
3. Hold Member Disciplinary Hearings
4. Legal Matters, Investigations, Patrol Logs, Contracts, Proposals, Pre-liens, Payment Plans, Waiver Requests, Resident Correspondence, Disciplinary Issues
5. ARC Applications & Related Matters

ADJOURNMENT

- V. Set Next Meeting Date & Adjourn

WICKFORD HOMEOWNERS ASSOCIATION

Board of Directors Meeting Rules

1. Recording Restrictions

- Attendees are prohibited from making audio or video recordings.
- Any recordings made must be destroyed and must not be shared.

2. Attendance Eligibility

- Attendance at the meeting is restricted to eligible members and invited guests as outlined in the association's bylaws. Identification may be required upon entry to verify eligibility, and any attendee failing to comply with these requirements may be asked to leave.

3. Homeowner Forum Guidelines

- Per **Civil Code § 1363.05**, each member may address the board for up to three minutes.
- A director or manager may briefly respond to statements or questions.
- Speakers must maintain decorum and avoid disruptive behavior.
- If time is called mid-sentence, the speaker may complete their thoughts before sitting down.
- Time cannot be transferred to another attendee.
- A homeowner may request to reserve their time for use at the end of the session.

4. Meeting Participation & Conduct

- Under the Open Meeting Act, members may observe but cannot participate in board deliberations or votes.
- Members may speak during the designated homeowner forum.
- Disruptive attendees may be expelled and/or fined.

5. Executive Session Restrictions

- Executive sessions are closed to the membership per **Civil Code § 4935**.
- Non-members may attend hearings only with the homeowner present and with prior approval from the Board.
- Confidentiality of executive session discussions is paramount, and any disclosure of these proceedings outside of approved channels may result in penalties. It is the responsibility of all board members to uphold these standards and ensure that sensitive matters remain within the confines of the session.

6. Meeting Content Limitations

- Rules and restrictions on meeting content are outlined in **Civil Code § 4930**.