

WICKFORD HOMEOWNERS ASSOCIATION

NOTICE OF MEETING OF BOARD OF DIRECTORS

Date/Time: Thursday, September 25th, 2025
6:00 PM (Open Session) / 7:00 PM (Closed Executive Session)

Join Zoom Meeting

<https://us02web.zoom.us/j/89830567837?pwd=GtZvT1mXrZiNwwlbYSLqxFwoXD8Q3b.1>

Meeting ID: 898 3056 7837 Passcode: 820563

This is a virtual meeting held via Zoom. Log in to your Zoom app, or online at <https://zoom.us/join>, enter the Zoom Meeting ID provided below, then click the Join button, and you will be connected to the meeting. Please get in touch with Graham Cowles via phone call at: 805-328-644, Ext. 213, or email: graham@rossmorganco.com, for any technical assistance needed before and during the meeting. Any person entitled to participate in the meeting shall be given the option of participating by telephone. All members may request individual delivery of meeting notices by emailing the office at graham@rossmorganco.com.

AGENDA

- A. Call Open Session to Order (6:00 PM)
- B. Open Forum – Homeowner comments
- C. Approval of Prior Meeting Minutes
- D. Financial Overview – Summarize Balance Sheet Report for the record
- E. Financial Statements – Approval per Civil Code § 5500
- F. Committee Reports
- G. President’s Message
- H. Management’s Message

UNFINISHED BUSINESS

- I. Community Landscape Lighting – Entrance Project
- J. Comm. Projects

(Speed Bumps, Gutter/Downspout repairs & Cleaning, Window Washing, Spa Replaster, Pool gate)

NEW BUSINESS

- K. Insurance Policies Update
- L. Landscaping – Mulch, Watering, Sprinkler Repairs
- M. Rockhampton Dr. Building Truck Strike – Rework repair
- N. Town Hall – Hiji Lot Recap
- O. 2026 Draft Budget
- P. Reserve Study

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, Liens, Payment Plans, Waiver Requests, Resident Correspondence, Disciplinary Issues
- 5. ARC Applications & Related Matters

ADJOURNMENT

- Q. 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**.