

1. Welcome, Call to Order

2. Public Comment

3. Approval of Minutes

- a. January Regular Meeting
- b. January Special Meeting Minutes

4. Board member vacancy

- a. Discussion and possible action on board member

5. Financial Update

- a. Update on monthly expenses
- b. Discussion and possible action on January Financial Reports
 - 1) Transfer of Funds
- c. Discussion and possible action on delinquent properties and liens
- d. Update on annual dues statements and letters
- e. Bookkeeper Transition and Communication
 - 1) Pay Procedures
 - 2) Communication
- f. Transfer of Funds
- g. Irrigation System Evaluations

6. Update from budget committee

- a. Reserve study update

7. Discussion of 2026 contracts

- a. Pool Contract
- b. Common Area Proposal (March 1)

8. Covenant enforcement action

- a. Discussion and possible action on enforcement letters and fines
- b. On-street parking - oversized vehicles, commercial vehicles
- c. Inoperable vehicles
- d. Resident fence repairs

9. Email Procedures

- a. Reading
- b. Follow-up

10. Parking Lot Drainage

- a. Get estimates to repair or address with a resident workday?

11. Neighborhood Image/Social Committee Update

- a. Newsletter update
 - 1) Inclusion
 - 2) Monthly Covenant Focus
- b. Neighborhood events update and dates

