

**THE ANAHEIM HILLS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING**

OCTOBER 9, 2025

5:30PM Executive Session/ 6:00PM

AGENDA

Civil Code §4930: The Board may NOT discuss or take action on any item at a non- emergency meeting unless the items was place on the agenda included in the notice that was posted and disturbed pursuant to subdivision (a) of Section 4920.0

*Virtual Meetings (AB 648) – Amended Civil Code §4090 and added a new Section 4926 to the Civil Code. This law authorizes associations to hold wholly remote Board meetings without also needing to provide a physical location. *If you need assistance, please contact management at 949-225-0200 or email Shannon@mcmiskey.com**

EXECUTIVE SESSION

- I. CALL TO ORDER** **5:30 PM**

- II. DELINQUENCIES**
 - A. Aging Report 09/30/2025
 - B. Foreclosure Update

- III. CONTRACTS/PERSONNEL**

- IV. HEARINGS/NON-COMPLIANCE/CORRESPONDENCE**

- V. LEGAL**
 - A. Update

- VI. MINUTES**
 - A. 09/11/2025 Executive Session Minutes

- VII. ADJOURN EXECUTIVE SESSION** **5:30 PM**

GENERAL SESSION

- I. CALL TO ORDER** **6:00 PM**

- II. EXECUTIVE SESSION DISCLOSURE**

Civil Code § 4935 (e): Any matter discussed in executive session shall be generally noted it minutes of the immediately following meeting that is open to the entire membership.

- III. HOMEOWNER FORUM** **6:00 PM**

(3 minutes per member/ 15 minutes maximum)
Meetings are being held via zoom.
If a homeowner wants to call in, please contact Shannon by 11AM the day of the meeting for a link to be sent to you to join the meeting.

- IV. SECRETARY’S REPORT**
 - A. 09/11/2025 General Session Minutes

- V. TREASURER REPORT/ FINANCIALS**
 - A. 09/30/2025 Financial Statements

VI. GENERAL BUSINESS

6:00 PM

- A. Draft Budget for FY 2026 (v-ditch)
- B. Insurance Renewal Proposal
- C. On Site Reserve Study Proposal
- D. Audit/Tax Proposals
- E. Landscape
- F. November Meeting
- G. Website
- H. Fence Update

Pending Items:

- 1. Andre Landscape Proposal- Remove Dead Tree
- 2. V-Ditches
- 3. Andre Landscape Proposals-Requested from Walk

VII. ITEMS NEEDING IMMEDIATE ACTION/

Before discussing any item not on the posted Agenda pursuant to Civil Code *Civil Code §4930 (d), the Board shall openly identify the item to the members in attendance at the meeting.*

VIII. NEXT MEETING

The next meeting is to be determined **Please note the meeting and time can change due to schedule conflicts from time to time. If you have any questions, please contact the management company.

IX. ADJOURN GENERAL SESSION

6:30PM

MEETING VIA ZOOM

MEETING ID: 894 1392 1789

PASSCODE: 978530

ONE TAP MOBILE

669-900-6833