

**PEPPER TOWNEHOMES HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
VIA ELECTRONIC AUDIO AND VIDEO CONFERENCING
JULY 7, 2021**

If any owner would like to participate in the meeting via *video & audio conference*, please contact the management office, no later than 2:00 p.m. on July 7, 2021, so that we may confirm ownership and send you a meeting link via email.

AGENDA

- **CALL TO ORDER**
The Meeting shall be called to order by the Association President at 6:00 p.m.

- **HOMEOWNER FORUM**
Members are free to speak on any matter of interest to the Community. Members must observe rules of decorum and not disrupt the Meeting. Each person will have five minutes to speak. The time guidelines ensure that others will have an opportunity to speak.

- **APPROVAL OF PREVIOUS MEETING MINUTES**
Open Session Meeting Minutes of May 5, 2021
Executive Session Meeting Minutes of May 5, 2021

- **FINANCIAL REPORT REVIEW**
Period Ending April 30, 2021
Period Ending May 31, 2021
Mid-Year Operating Funds/Dues Update
Assessment Lien Approval APN 386-300-37-36

- **REPORTS**
 - Architectural**
7839-A – Windows
7883-B – Windows
7859-H – Solar

 - Landscape**
Current Period Review

 - Maintenance**
Current Period Review
Garage Light Fixtures Replacement Update

- **UNFINISHED BUSINESS**
Asphalt Repair/Seal Review
2021 Paint Project Discussion

- **NEW BUSINESS**
2021 Annual Meeting of Members & Election IOE Appointment
Balcony Inspection Proposal Review
New Condo Project Notice – Adjoining Property

- **ADJOURN TO EXECUTIVE SESSION**
Delinquency Report Review, Violation Log Review, Legal Matters
Correspondence Review
Back-Up Forms

- **ADJOURN**