

**BRIDLEVALE HOMEOWNERS ASSOCIATION**  
**OPEN SESSION**  
**BOARD OF DIRECTORS MEETING NOTICE & AGENDA**  
**January 13, 2016**

Location: Avalon Management Temecula Office, 43529 Ridge Park Drive, Temecula, CA 92590.

5:30 p.m.    Call to Order

Announcement and Summary of Prior Executive Session Board of Directors meeting held January 13, 2016 at 5:00PM.

Membership Participation (5 Minutes per Home)

- I        Discussion & Adoption of Prior Regular Meeting Minutes
  - A. November 18, 2015
  
- II       Treasurer's Report
  - A. November & December 2015
  
- III      Committee Reports
  - A. Landscape Committee Report
  - B. Architectural Committee Report
  - C. Work order Report
  
- IV      Management Report
  
- V        New Business
  - A. Review and consider 2016 Annual Disclosure of Manager Certification
  - B. Review and consider approval of 2016 Schedule of Fees & Billing Procedures from Fiore, Racobs & Powers, PLC.
  - C. Review and consider approval of assessment lien for delinquent assessments: Acct. # 076-30/APN: 961-142-024 & Acct. #295-30/APN: 961-102-005.
  - D. Review and consider approval of Authorization to File Complaint and Foreclose lien for Acct. #137/APN: 961-091-027 pursuant to Civil Code §5705(c)
  
- VI      Unfinished Business
  
- VII     Adjournment
  
- VIII    Next Board of Directors Meeting: February 10, 2016

**BRIDLEVALE HOMEOWNERS ASSOCIATION  
EXECUTIVE SESSION  
BOARD OF DIRECTORS MEETING NOTICE & AGENDA  
January 13, 2016**

Location: Avalon Management Temecula Office, 43529 Ridge Park Drive, Temecula, CA 92590

Call to Order 5:00pm

- A. Executive Session Minutes
  - a. November 18, 2015
  
- B. Member Discipline
  - a. Violation Hearings
  - b. Violation Status Report
  
- C. New Business
  - a. Review and consider approval of assessment lien for delinquent assessments: Acct. # 076-30/APN: 961-142-024 & Acct. #295-30/APN: 961-102-005.
  - b. Homeowner Requests & Letters
  - c. Personnel Matters
  
- D. Past Due Accounts
  - a. Aged accounts receivable report
  
- E. Legal Matters
  - a. Pending Legal Matters & Attorney Status Report
  - b. Review and consider approval of Authorization to File Complaint and Foreclose lien for Acct. #137/APN: 961-091-027 pursuant to Civil Code §5705(c)

Adjournment

*The information contained in this report is confidential and intended for the sole use of members of the Board of Directors. NOTE: This meeting is closed to the membership per Civil Code §4935. This notice is required per Civil Code §4920.*