

# HUNTINGTON CONTINENTAL TOWN HOUSE ASSOCIATION, INC.

## NOTICE & AGENDA

### BOARD OF DIRECTORS MEETING

**DATE: MONDAY, DECEMBER 6, 2021**

**TIME: 5:30 P.M. EXECUTIVE (CLOSED) / 6:30 P.M. GENERAL**

**LOCATION: COMMUNITY CLUBHOUSE**

**Zoom.us, 669-900-9128**

**Meeting ID: 932 3133 2710**

**Passcode: 377674**

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*Civil Code §4930: The Board may NOT discuss or take action on any item at a non-emergency meeting unless the item was placed on the agenda included in the notice that was posted and distributed pursuant to subdivision (a) of Section 4920.*

### **EXECUTIVE SESSION**

*Pursuant to Civil Code §4935(a) an Executive Session will be held prior to the General Session to consider any of the following: litigation, matters relating to the formation of contracts with third parties, member discipline, personnel matters, or to meet with a member, upon member's request, regarding the member's payment of assessments, as specified in Section 5665. **This is a closed meeting and is not open to owners unless specifically agreed to by the Board per Civil Code §4925(a).***

- I.      **DECLARATION OF QUORUM / CALL TO ORDER**                      **5:30 P.M.**
- II.     **CONTRACTS**
- III.    **DELINQUENCIES**
- IV.    **HEARINGS / NON-COMPLIANCE**
- V.     **LEGAL**
- VI.    **MINUTES**
- VII.   **ADJOURN EXECUTIVE SESSION**

### **GENERAL SESSION**

- I.      **DECLARATION OF QUORUM / CALL TO ORDER**                      **6:30 P.M.**
- II.     **EXECUTIVE SESSION DISCLOSURE**  
*Civil Code §4935(e): Any matter discussed in executive session shall be generally noted in the minutes of the immediately following meeting that is open to the entire membership.*
- III.    **HOMEOWNER FORUM (15 Minutes)**                                      **6:30 P.M.**  
**(3 minutes per member / 15 minutes maximum)**  
*Civil Code §4925(b), 5000(b): The board shall permit any member to speak at any meeting of the association or the board, except for meetings of the board held in executive session. A reasonable time limit for all members of the association to speak to the board or before a meeting of the association shall be established by the board.*
- IV.    **SECRETARY'S REPORT / MINUTES**  
A.    10/25/21 General Session
- V.     **TREASURER'S REPORT / FINANCIALS**  
A.    10/31/21 Financial Statement

**VI. B. Tax and Audit Proposals**  
**LIEN RESOLUTIONS**

**VII. GENERAL BUSINESS**

- A. Inspector of Election, Meeting Dates for Annual Meeting
- B. Inspector of Election for CC&R
- C. CC&Rs/By-Laws Discussion
- D. Lighting Vendor Proposal
- E. Bulletin Board Lighting Proposal
- F. Gate at Pool 2 Discussion
- G. Pool Bathroom Renovation
- H. Internet at Pool 2
- I. Tot Lot 2 Hours Discussion
- J. Tot Lot 2 Shade Proposal
- K. Tot Lot 2 Pavers Proposal
- L. Project Updates
- M. Committee Reports
- N. Common Area Maintenance

**VIII. ITEMS NEEDING IMMEDIATE ACTION**

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

**IX. NEXT MEETING**

The next meeting of the Board of Directors will be held on **Monday, January 24, 2022 at 5:30 pm Executive Session and 6:30 pm General Session at the Clubhouse.**

**X. ADJOURN GENERAL SESSION 8:00 P.M.**

Professionally Managed By:  
Optimum Professional Property Management, Inc.  
Los Angeles: 21250 Hawthorne Blvd, Suite 700, Torrance, CA 90503 (310) 218-4010  
Orange County: 230 Commerce, Suite 250, Irvine, CA 92602 (714) 508-9070  
[www.optimumpm.com](http://www.optimumpm.com)

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