

Vista Monterey Homeowners Association

BOARD OF DIRECTORS MEETING

Tuesday, July 23, 2026

6:00 p.m. (General Session)

Location: Zoom

<https://us06web.zoom.us/j/83444167349?pwd=t6tbH8HGd7z4bCkif3zXcE6neEshg6.1>

Meeting ID: 834 4416 7349

Passcode: 695098

AGENDA

EXECUTIVE SESSION - 5:00 p.m.

- I. **Call to Order**
- II. **Executive Session Minutes**
 - A. June 30, 2026
- III. **Member Compliance/Hearings**
 - A. Compliance Report
 - B. Hearings
- IV. **Member Delinquency**
 - A. Status and Delinquency Reports
 - B. Axela Collections Status Report
 - C. Foreclosure Approval
- V. **Third Party Contracts**
 - A. Patrol Proposals
- VI. **Legal**
- VII. **Adjournment**

GENERAL SESSION - 6:00 p.m.

- I. **Call to Order**
- II. **Motion to Adopt the Agenda or Amend**
- III. **Annual Meeting Results**
- IV. **Organization of Directors**
- V. **Director Open Seat**
- VI. **Homeowner Forum:**

Homeowners will each have three (3) minutes to address the Board. Items will be noted by Management and if applicable, you will be responded to offline, outside of the meeting.

VII. **Consent Calendar**

- A. General Session Minutes- June 30, 2026
- B. Acceptance of the Financial Statements: June 30, 2026
- C. Ratification of Funds Transfer
- D. Member Delinquency - Approval of Liens

VIII. **Landscape**

- A. Inspection

Unfinished/New Business

- A. Clubhouse Lighting Proposal
- B. Roofing Question
- C. Roofing Proposal
- D. Possible CR&R Collection Day Addition
- E. ButterflyMX Concerns/Entry Update

VI. **ADJOURNMENT**

Next Meeting: August 27, 2026