

Vista Monterey Homeowners Association

BOARD OF DIRECTORS MEETING

Thursday, October 22, 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. September 24, 2026
- III. **Member Compliance/Hearings**
 - A. Compliance Report
 - B. Hearings
- IV. **Member Delinquency**
 - A. Status & Delinquency Reports
 - B. Axela Collection Status Report
 - C. The Judge Law Firm
 - 1. Summary Report
 - 2. Declaration in Lieu of Personal Testimony
- V. **Third Party Contracts**
 - A. Parking Patrol Proposals & Detailed Comparison
- VI. **Legal**
 - A. Parking Rules Revision
- VII. **Adjournment**

GENERAL SESSION - 6:00 p.m.

- I. **Call to Order**
- II. **Motion to Adopt the Agenda or Amend**
- III. **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.

IV. **Consent Calendar**

- A. General Session Minutes-
September 24, 2026
- B. Acceptance of the Financial Statements:
August 31, 2026 & September 30, 2026
- C. Ratification of Funds Transfer
- D. Member Delinquency-Approval of Liens

V. **Landscape**

- A. Inspection Report
- B. EarthCo Proposals

VI. **Unfinished/New Business**

- A. Pool Pump Room Ventilation
- B. Asphalt Sealant Proposal
- C. Trash Services Pricing & Schedule
- D. Vehicle Gate Replacement Proposals
- E. Insurance Compliance Request
 - 1. Pool/Spa Fence & Gate

VII. **ADJOURNMENT**

Next Meeting: November 26, 2026