

Vista Monterey Homeowners Association

BOARD OF DIRECTORS MEETING

Thursday, August 27, 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. July 23, 2026
- III. **Member Compliance/Hearings**
 - A. Compliance Report
 - B. Hearings
- IV. **Member Delinquency**
 - A. Delinquency Report
 - B. The Judge Law Firm Summary Reports
 - C. Axela Status Report
- V. **Third Party Contracts**
- VI. **Legal**
 - A. Insurance
 - B. Parking Rules- Possible Amendment
- 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- July 23, 2026
- B. Acceptance of the Financial Statements: July 31, 2026
- C. Ratification of Funds Transfer
- D. Member Delinquency - Approval of Liens

V. **Landscape**

- A. Inspection
- B. Overseeding Letter & Proposal

Unfinished/New Business

- A. Pest Control Proposal
- B. Coyote Incident & Fencing Frame Request
- C. Concrete Driveways Seal Work
- D. ButterflyMX Entry Fobs

VI. **ADJOURNMENT**

Next Meeting: September 24, 2026