

Cantrice Court Condominium Owners' Association

Board of Directors Meeting Agenda
September 9, 2025 | 7:00 PM | Zoom Web Meeting
Zoom Web Link:
Zoom Dial In:

Anyone on a zoom call must have a verifiable name within the Association. Example: John Smith and we can locate John at 123 John Smith Road. Anyone without an identifiable name will have to verify who they are. If they are not verifiable, you can and will be removed from the Zoom meeting. This policy is due to issues from prior meetings with non-owners in attendance.

Agenda

- 1. Call to Order**
- 2. Appointment of Open Seat**
- 3. Introductions**
 - a. Board of Directors
 - b. Community One Property Management
- 4. Minutes**
 - a. Review & Approve Prior Meeting Minutes
- 5. Financial**
 - a. Review Most Recent Financials
 - b. Collection & Lien Approval
 - c. 2026 Budget Discussion
 - d. 2026 Reserve Study (Ratify)
- 6. Action Items from Prior Meeting(s)**
 - a.
 - b.
 - c.
- 7. Action Items (new)**
 - a. Transition Status from California HOA Solutions to Community One/HOA Acct
 - b. Wildfire Risk Report Review & Next Steps
 - c. Feed Back from HOA Event
 - d.
- 8. Owners Forum**
- 9. Set Next Meeting Date**
- 10. Adjourn to Executive Session, If needed. Executive Session topics listed below.**

Executive Session Agenda

1. Legal
2. Collections
3. Hearing(s)
4. Personnel Issues
5. Contracts