

**WANIS VIEW ESTATES
BOARD OF DIRECTORS MEETING**

Avalon Management
3618 Ocean Ranch Blvd, Oceanside, CA 92056
ZOOM ID: 848 5931 9464
Passcode: 823715

January 8th, 2025
REGULAR SESSION

- I. CALL TO ORDER** **6:00PM**
- II. HOMEOWNER OPEN FORUM**
- III. APPROVAL OF MINUTES**
- A. November 13th, 2024
- IV. FINANCIALS**
- A. November & December 2024 Financial Reports
- V. COMMITTEE REPORTS**
- A. Violation Committee Update
- B. Landscape Update
- Erosion Issues
 - Iron Fence Painting
 - Budget for Enhancement
 - Storm Drain Maintenance
- C. Architectural Committee Update
- D. Homeless Impact Committee
- VI. NEW BUSINESS**
- A. Pine Tree Removal
- B. Reserve Study Proposal
- VII. OLD BUSINESS**
- A. Brush Management (Wala)
- B. Open Space Access Policy
- C. Rules and Regulations Update
- VIII. EXECUTIVE SESSION DISCLOSURE**
- IX. NEXT BOARD MEETING**
- A. TBD March 2025 at 6:00pm at the Avalon Office; 3618 Ocean Ranch Blvd., Oceanside, CA 92056 and virtual
- X. ADJOURN TO EXECUTIVE SESSION**

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Wednesday, January 8th, 2025

EXECUTIVE SESSION

- I. CALL TO ORDER 7:00 PM**

- II. APPROVAL OF MINUTES**
 - A. October 9th, 2024 Meeting Minutes
 - B. November 13th, 2024 Meeting Minutes

- III. HEARINGS**

- IV. COMPLIANCE**
 - A. Violation Report
 - B. Fine Waiver Request

- V. LEGAL MATTERS**

- VI. COLLECTIONS & LATE FEES**

- VII. CONTRACTS**
 - A. Legal

- VIII. ADJOURNMENT**