

**WANIS VIEW ESTATES  
BOARD OF DIRECTORS MEETING**

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

November 13<sup>th</sup>, 2024  
**REGULAR SESSION**

**I. CALL TO ORDER**

**6:00PM**

**II. SAN DIEGO HABITAT CONSERVANCY PRESENTATION**

**III. HOMEOWNER OPEN FORUM**

**IV. APPROVAL OF MINUTES**

- A. September 11<sup>th</sup>, 2024

**V. FINANCIALS**

- A. September & October 2024 Financial Reports

**VI. DELINQUENCIES**

- A. Lien Approval
- B. Foreclosure Disclosure

**VII. COMMITTEE REPORTS**

- A. Landscape Update
  - Irrigation Audit
  - Storm Drain Maintenance
- B. Architectural Committee Update
- C. Homeless Impact Committee

**VIII. NEW BUSINESS**

- A. Brush Management Bids (End of Wala)
- B. Straw Wattle Replacement Bids
- C. Eddie Jones Update
- D. Metal Fencing Maintenance Discussion
- E. Insurance Renewal

**IX. OLD BUSINESS**

- A. Garage Sale Update
- B. Open Space Access Policy

**X. EXECUTIVE SESSION DISCLOSURE**

**XI. NEXT BOARD MEETING**

- A. January 8<sup>th</sup>, 2025 at 6:00pm at the Avalon Office; 3618 Ocean Ranch Blvd., Oceanside, CA 92056 and virtual

**XII. ADJOURN TO EXECUTIVE SESSION**

**WANIS VIEW ESTATES  
BOARD OF DIRECTORS MEETING  
ZOOM ID: 848 5931 9464  
Passcode: 823715**

Wednesday, November 13<sup>th</sup>, 2024

**EXECUTIVE SESSION**

- |              |                                    |                |
|--------------|------------------------------------|----------------|
| <b>I.</b>    | <b>CALL TO ORDER</b>               | <b>7:00 PM</b> |
| <b>II.</b>   | <b>APPROVAL OF MINUTES</b>         |                |
| <b>III.</b>  | <b>HEARINGS</b>                    |                |
| <b>IV.</b>   | <b>COMPLIANCE</b>                  |                |
| <b>V.</b>    | <b>LEGAL MATTERS</b>               |                |
| <b>VI.</b>   | <b>COLLECTIONS &amp; LATE FEES</b> |                |
| <b>VII.</b>  | <b>CONTRACTS</b>                   |                |
| <b>VIII.</b> | <b>ADJOURNMENT</b>                 |                |