

**WANIS VIEW ESTATES
BOARD OF DIRECTORS MEETING**

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

March 5th, 2025
REGULAR SESSION

I. CALL TO ORDER

6:00PM

II. HOMEOWNER OPEN FORUM

III. APPROVAL OF MINUTES

- A. January 8th, 2025

IV. FINANCIALS

- A. January 2025 Financial Reports

V. COMMITTEE REPORTS

- A. Violation Committee Update
B. Landscape Update
- Fence Repair and Erosion Issues
 - Plan for Enhancement
- C. Architectural Committee Update
D. Homeless Impact Committee

VI. NEW BUSINESS

- A. Fire Safety Discussion
B. Pine Tree Removal
C. Storm Drain Inspection Report
D. Reserve Study (Draft)
E. Garage Sale

VII. OLD BUSINESS

- A. Open Space Access Policy
B. Rules and Regulations Update

VIII. EXECUTIVE SESSION DISCLOSURE

IX. NEXT BOARD MEETING

- A. May 14th, 2025 at 6:00pm at the Avalon Office; 3618 Ocean Ranch Blvd., Oceanside, CA 92056 and virtual

X. ADJOURN TO EXECUTIVE SESSION

**WANIS VIEW ESTATES
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Wednesday, March 5th, 2025

EXECUTIVE SESSION

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES
- III. HEARINGS
- IV. COMPLIANCE
- V. LEGAL MATTERS
- VI. COLLECTIONS & LATE FEES
- VII. ADJOURNMENT

Approx: 7:00 PM