

Sinaloa Villas

HOMEOWNERS ASSOCIATION

Board of Directors Meeting

August 20, 2025

Agenda

Homeowners may attend via Zoom by using the following link SinaloaVillasHOA.com/meetings/join

1. **Call to Order of Open Session** 6:00
 2. **Approval of Minutes** 6:00
 3. **Homeowner Forum** 6:05
 4. **Financial Report** 6:10
 - a) January 31, 2025 Financial Statement
 - b) February 28, 2025 Financial Statement
 - c) March 31, 2025 Financial Statement
 - d) April 30, 2025 Financial Statement
 - e) May 31, 2025 Financial Statement
 - f) June 30, 2025 Financial Statement
 - g) Repayment Plan
 - h) Foreclosure Authorization
 - i) Delinquent Accounts
 5. **Committee Reports** 6:20
 - a) Architectural Committee
 - b) Rules Committee
 - c) Landscape Committee
 - d) Budget Committee
 6. **Maintenance Reports** 6:30
 - a) Work Order Report
 - b) Incident Report
 7. **Unfinished Business** 6:35
 - a) Light Pole Replacement Project
 - b) Bare Walls Insurance Discussion
 - c) Appoint Inspector(s) of Election
 - d) 2024-2025 Draft Audit Review
 - e) Draft Reserve Study Proposal
 - f) Clubhouse Remodel Discussion
 8. **New Business** 6:45
 - a) Flood Insurance Renewal Proposal
 - b) Proposed Enforcement Policy and Fine Schedule
 - c) Proposed Water Intrusion and Mold Remediation Policy
 - d) Waste Management Recycle Fine Discussion
 - e) 1748 Sinaloa and 1766 Sinaloa Siding Repair Proposal
 - f) Barbecue Repair Proposal
 - g) Satellite Dish and Cable Removal Proposal
 - h) Carports Roof Replacement Proposal
 - i) 1706 Sinaloa Termite Treatment Proposal
 - j) 1742 Sinaloa #329 Restoration Proposal
 - k) Security Camera Installation Presentation
 - l) Ratification of Proposals
 - m) Insurance Reimbursement
 - n) Homeowner Correspondence 1778 Sinaloa #193
 - o) Board Member Resignation Letter
 - p) Next Board of Directors Meeting
 9. **Adjournment** 7:00
- Executive Session (Closed to the Membership)**
1. **Call to Order** 7:00
 2. **Approval of Minutes**
 3. **Member Discipline**
 4. **Delinquencies**

5. Legal
6. Formation of Third-Party Contracts
7. Personnel
8. Adjournment

8:00