



**Rosetta Canyon Community Association
Meeting of the Board of Directors
Agenda
March 13, 2025**

Topic: Rosetta Canyon Community Association

Time: March 13, 2025, 7:00 PM Pacific Time (US and Canada) or immediately proceed the Executive Meeting

This meeting will be held Avalon Management Conference Room- 31618 Railroad Canyon Road, Canyon Lake, CA 92587 (The Gallery Homes Building)

- 7:00 p.m. I. Call to Order
- II. Management Report
- III. Park West
- A. Report(s)
- IV. Community Reports
- A. Work Order Summary
- 7:15 p.m. V. Homeowner Forum
- 7:15 p.m. VI. Committee Reports
- A. Design Review Committee
- 7:20 p.m. VII. Consent Calendar
- A. Review and Approval of Minutes of Prior Meeting
- B. Review of Financial Statements (Previously provided)
- 7:30 p.m. VIII. New Business
- A. Assessment Abatement Discussion and Decision
- B. Reserve Funding Discussion and Decision
- C. Proposals- Plant Installation
- D. Proposals- Basin Cleanout
- E. Proposal- Reserve Study
- F. Ratify Emergency Hazardous Waste Cleanup
- G. Architectural Appeal:
1. 41009 Seafoam Court
- H. Anti-Harassment and Non-Discrimination Policy
- I. Request to File a Lien on the following accounts:
7532762, 7532878, 7532909, 7533147, 7533199, 7533199, 7533502, and
7533551
- J. Annual Disclosure of Manager Certification
- K. Purcor Pest Solutions Report
- 8:00 p.m. IX. Adjournment-Next Meeting: Thursday, May 8, 2025

Please note that effective January 1, 2008, Civil Code 1363.05 prohibits directors from discussing or taking action on any item unless the item was placed on the agenda included in the notice that was posted for this meeting. Homeowners may make comments during the Open Forum portion of the meeting, but no action will be taken nor will there be further discussion if the item is not specifically noted on the agenda. The posting and/or mailing of this agenda serves as notice of this meeting.



**Rosetta Canyon Community Association
Meeting of the Board of Directors
Executive Session Agenda
March 13, 2025**

Location: Avalon Management 31618 Railroad Canyon Road, Canyon Lake, Ca 92587 Gallery Homes Building (only open to those owners who are on the agenda)

- 6:00 p.m. I. Review and Approval of Prior Meeting Minutes
- II. Hearings and Related Correspondence
- 6:30 p.m. III. New Business
- A. Violation Matters
1. Violation Report
- B. Homeowner Requests
- C. Collection Matters
- D. Legal Matters
- IV. Reports and Correspondence
- A. AR Aging Reports
- B. Fiore, Racobs and Powers Monthly Status Reports
- C. Judge Law Firm Status Reports
- V. Legal Correspondence-For Review Only
- 7:00 p.m. VI. Adjourn (Next Meeting Thursday, May 8, 2025)

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