

**PINEHURST HILLS HOMEOWNER ASSOCIATION  
BOARD OF DIRECTORS MEETING  
REGULAR SESSION NOTICE / AGENDA  
TUESDAY, JANUARY 31, 2023 AT 7:00PM  
STATION 62 COMMUNITY ROOM  
5551 BUTTERFIELD RANCH RD., CHINO HILLS, CA 91709**

- 7:00 I. CALL TO ORDER**
- 7:00 II. EXECUTIVE SESSION DISCLOSURE**
- 7:05 III. OPEN FORUM**
- 7:20 IV. FINANCIAL SYNOPSIS / UPDATE**
- 7:25 V. CONSENT CALENDAR**
- A. Approval of Board Meeting Minutes of **11/29/2022**
  - B. Acceptance of Financial Statement(s) through **10/31/2022** and **11/30/2022**
- 7:30 VI. UNFINISHED BUSINESS**
- A. Approval of Open Forum / Board Meeting Conduct Policy
  - B. Approval of Revised Enforcement / Fine Policy
  - C. Architectural Appeal for 5622 Pine Ave
- 7:50 VII. NEW BUSINESS**
- A. Investments
  - B. 2023 – 2024 Insurance Renewal Proposal
  - C. 2023 – 2024 Reserve Study Draft
  - D. Park West Proposal for New Controllers
  - E. Park West Proposals for Straw Wattles
  - F. Park West Proposals for Irrigation Repairs
- 8:30 VIII. MANAGEMENT UPDATE**
- 8:30 IX. NEXT SCHEDULED MEETING – Tuesday, February 21, 2023**
- 8:35 X. ADJOURN MEETING**

---

**EXECUTIVE SESSION  
TUESDAY, JANUARY 31, 2023 AT 5:30PM  
(CLOSED TO MEMBERS)**

- 5:30 I. Hearings**
- 6:20 II. Delinquency Report Review**
- 6:20 III. Pre-Lien, Payment Plan, Fee Waiver Requests**
- 6:40 IV. Approval of Executive Meeting Minutes **11/29/2022** and **1/17/2023****
- 6:45 IV. Legal Matters**