

Portofino of Vacaville Homeowners Association

C/O C & C Property Management

NOTICE

Board of Directors Meeting
Wednesday December 3rd, 2025, 6:00 pm
Vacaville Three Oaks Community Center
1100 Alamo Dr. Vacaville CA 95687

MEETING AGENDA

1. 6:00 pm Call to Order

- | | |
|-----------------------|----------------|
| i. Dana Rhodes | President |
| ii. Kevin Knoepfle | Vice President |
| iii. Michelle Jones | Treasurer |
| iv. Racquel Cabungcal | Secretary |
| v. Danine Harden | Director |

2. 6:00 pm - Open Homeowners Forum

Members may comment or ask questions during open forum and will be given a maximum of 5 minutes each. Once open forum is complete, members may stay on to observe the meeting.

2. Approval of Minutes

- Sept 16th, 2025 Board Meeting

3. Approval of Financial Reports

- Through the October 31st, 2025 accounting period

4. Open Business

- Amended CC&R's and Bylaws
 - i. Online voting Policy adoption
- Common Area / Landscape
 - i. Work Order status report
 - ii. Landscape Status
 - a. Performance Evaluation
 - b. Proposals for new work
- Policies and Procedures
 - i. Amended Parking policy
 - ii. Amended Fine Policy- (new law, new draft)

5. New Business

- Tree Work
 - i. Proposal to remove remaining driveway trees
- CPA 2025-2026
 - i. Financial Review/Tax prep.
- Lien Resolutions for Delinquent Assessments

6. Adjournment

Executive Session

- CC&R Report - Hearings, fines, further actions
- Member Correspondence - Neighbor Disputes, Architectural request
- Collection Matters

Visit our Website! www.vacavilleportofino.org

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