



Mount Shasta Vista Property Owners Association, Inc

REGULAR MEETING OF THE BOARD OF DIRECTORS

Date:	April 20, 2026
Time:	10:00 AM – 12:00 PM
Location:	Juniper Fire House

AGENDA

1. CALL TO ORDER

The Board President calls the meeting to order, and the Recording Secretary confirms that proper notice was provided to all Board members and to the Association membership.

2. ESTABLISHMENT OF QUORUM

The Recording Secretary confirms the following individuals are present:

Category	Names / Notation
Directors Present	Chy, May, Yong
Directors Absent	None
Management / Staff Present	Manager Nick / General Manager, Jeff / Road manager
Others Present	None

3. OPEN FORUM — HOMEOWNER COMMENTS (Non-Agenda Items)

The Board President opens the floor to homeowners and members who wish to address the Board on matters **not** listed on this agenda.

Time limit: **[3] minutes per speaker.**

4. APPROVAL OF AGENDA

Motion to approve the agenda as presented, or as amended.

Motion by: May **Seconded by:** Yong **Vote:** Ayes 3 / Noes 0 / Abstentions 0

5. APPROVAL OF MINUTES

5a. Approval of Minutes from Previous Regular Board Meeting dated [Prior Meeting Date]

Motion by: May *Seconded by:* Yong *Vote:* Ayes 3 / Noes 0 / Abstentions 0

6. TREASURER'S REPORT / FINANCIAL REVIEW

6a. Review of Current Month Financial Statements

Balance Sheet | Income Statement | Budget vs. Actual Comparison Report

6b. Review and Discussion of Delinquency Report

6c. Reserve Fund Status Update — Balance, Funding Level, and Percent Funded

7. MANAGEMENT REPORT

Overview of operational activities since the last Board meeting, including:

- Discuss a new office approve lease, budgeting for new office & employees, approve all utilities, office furniture, and cleaning person.
 - Vote on Road Maintenance schedule
 - Improvement of the Annual Meeting agenda
 - Approve Liens for Delinquent Accounts
 - Board Reassignment & Recruitments
 - Pro's & Con's of a new vs Old truck
-

8. COMMITTEE REPORTS

8a. Report on Roads & Maintenance Manager

8b. Newsletter – Mail Date – Mail as soon as CPA done with Financials

8c. Compliance Committee-

8d. Business Manager-

9. OLD BUSINESS (Unfinished Items)

9a. Whitney Creek

9b. Black Smith entrance Trench update]

9c. RV Removal on Perla

9d. Road Extension Buckhorn

10. NEW BUSINESS

10a. Discuss a new office approve lease, budgeting for new office & employees, approve all

10b. utilities, office furniture, and cleaning person.

10c: Vote on Road Maintenance schedule

10d: Improvement of the Annual Meeting agenda

10e: Approve Liens for Delinquent Accounts

10f: Board Reassignment & Recruitments

10g: Pro's & Con's of a new vs Old truck

11. PROPERTY OWNER HEARINGS (Executive/Closed Session — If Scheduled)

12. EXECUTIVE SESSION (Manager & Board ONLY Closed Session)

13. RETURN TO OPEN SESSION

14. ACTION ITEMS / RESOLUTIONS

15. OPEN FORUM — PROPERTY OWNER COMMENTS (Post-Agenda)

Opportunity for homeowners and members to address the Board on matters discussed during the meeting, or on additional items not previously addressed.

Time limit: **[3] minutes per speaker.**

Action may not be taken on issues presented, unless authorized by a majority of the Board, but may be placed on next meeting's agenda. The Board meeting is to discuss corporate business and will be conducted as such. Members are encouraged to participate in the open forum and may, after being properly recognized, be allowed comment during Board deliberations at the option of the Chair, Emotional outbursts which disrupt the proceedings will cause the chair, at his or her sole discretion, to recess the Board meeting, clear the room and reconvene the meeting with only those members not party to the disruption.

Please be courteous.

16. NEXT MEETING

Announcement of the next Regular Meeting of the Board of Directors:

Date:	May 21, 2026
Time:	10:00 AM
Location:	212 Lane St., Yreka

17. ADJOURNMENT

Motion to adjourn the meeting.

Motion by: ___May_____ **Seconded by:** ___Yong_____ **Vote:** Ayes 3 / Noes 0 / Abstentions 0

Time of Adjournment: 12:00 PM

ATTESTATION — The undersigned Recording Secretary of Mount Shasta Vista Property Owners Association hereby certifies that this agenda was posted and distributed in accordance with California Civil Code §4920 and §4045 not less than four (4) days prior to the above-referenced Board meeting.

Signature of Recording Secretary

Printed Name

May Yang

**Title / Position
VP/Secretary**

Date Posted / Distributed