TWIN OAKS VALLEY RANCH ASSOCIATION
BOARD OF DIRECTORS MEETING
SEPTEMBER 8, 2026
Meeting Location:
This meeting will be held in person at the Association's Pool, 307 Crownview Ct, San Marcos.

EXECUTIVE SESSION – 5:30 P.M.
This meeting is closed to the membership per Civil Code §4935

I. **CALL TO ORDER**
II. **HEARINGS**
III. **APPROVAL OF THE JULY 14, 2026 EXECUTIVE MINUTES**
IV. **COLLECTIONS & DELINQUENCIES**
V. **COMPLIANCE MATTERS**
VI. **ADJOURNMENT**

OPEN SESSION – 6:15 P.M.
All Homeowners are welcome to attend.

I. **CALL TO ORDER**
II. **EXECUTIVE SESSION DISCLOSURE**
III. **HOMEOWNER OPEN FORUM**
IV. **APPROVAL OF THE JULY 14, 2026 REGULAR MINUTES**
V. **FINANCIAL REPORTS**
   A. July 2026-August 2026 Financial Statements
   B. 2027 Budget Review and Approval, Reserve Study Review
   C. Liens
VI. **COMMITTEE REPORTS**
   A. Architectural
   B. Landscape
      1. Pacific Green Landscape Report
   C. Maintenance
      1. Work Order Report
VII. **ACTION ITEMS**
   A. Proposals
      1. Landscape, if any.
      2. Playground Inspection
      3. Atwood Park - Concrete
   B. Additional Matters, if any.
VIII. **CONFIRM THE NEXT SCHEDULED BOARD MEETING AND ANNUAL MEETING: NOVEMBER 10, 2026**
IX. **ADJOURNMENT**