

# Chateau Park Homeowners Association

Board of Directors Meeting & Executive Meeting – April 13, 2026 – Via Zoom 5:00 PM

Contact management at [cherylc@adiamondmanagement.com](mailto:cherylc@adiamondmanagement.com)

to obtain information on the virtual meeting via Zoom.

Board meetings are for members only; tenants or non-members are not authorized to attend.

## Executive Session

1. Call to Order
2. Contracts – Insurance
3. Adjournment to Board Meeting

## BOARD MEETING

1. **Call to Order, Roll Call – Discussion of Meeting Conduct**
2. **Open Forum for Homeowner’s Concerns** Please limit your comments to 3 minutes, unless you have arranged for additional time. **No Resident-to-Resident disputes. NOTE: Open Forum will also re-open after Board Meeting.**
3. **Secretary’s Report**  
Approval of the Board & Executive Meeting Minutes **ACTION 11**  
**Announcement of action taken at Executive Session of previous meeting (if any)**
4. **Treasurer’s Report** **ACTION**  
A. Approval of the Treasurer’s Report per CA Civil Code 5500 7  
B. Aged accounting 52
5. **Management Report**  
A. Draft newsletter **ACTION 130**  
B. Newsletters/postings 132
6. **Association Business - Action items**  
A. Architectural 137  
B. Submeters  
1. Account 122 Request for aid 161  
2. Account 116 Questions 165  
3. Account 168 – Questions with responses – FYI 166  
4. Correspondence with CSM 169  
C. Pool/Spa surface - Bids 175  
D. Pool/Spa bids - discussion  
E. Pool area – annual cleaning 178  
F. Landscape bids  
1. 29601 Canwood 179A  
2. 29729-29731 Canwood 179H  
3. Pool area by spa 179O  
4. Canwood Corridor 179T  
5. Weed abatement 179W  
6. 29611 Strawberry Hill 179X  
7. Approved bids – irrigation 179  
G. CPA 186  
H. Wall/Stamped Concrete  
I. Lighting  
J. AB130 draft update from attorney
7. **Association Business – Non action items**  
Vendor/owner correspondence, landscaping, security, water, trash, pool/spa, fences, gates, tennis court, streets, stamped concrete, items covered by HOA
8. **Upcoming Board Meetings/Adjournment to reconvene to executive session**

## Executive Session –

1. **Call to order**
2. **Business** **ACTION**  
a. **Violations** 197  
b. **Accounting past due 54/150** 207  
c. **Accounting past due 020** 221  
d. **Legal** 263  
e. **Violations** 272
3. **Adjournment**