



Ignacio
Creek

Homeowners Association

300 Indian Way, Ignacio, CA 94949 (415) 883-7641

**IGNACIO CREEK HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS' MEETING
HOA Clubhouse
November 18, 2025
Immediately following Annual Meeting**

- I. Board Elections – Results & Appointment of Officers
- II. HOMEOWNERS FORUM –
- III. SECRETARY'S REPORT
 - A. *Minutes – October 2025*
- IV. TREASURER'S REPORT
 - A. *2025 Balance Sheet*
 - B. *2025 Budget*
 - C. *General Ledger (inc. Check Registers), Bank Statements*
 - D. *Monthly Financial Review Confirmation - AB 2912*
- V. MAINTENANCE COMMITTEE REPORT
 - A. *2025 Projects (Painting, Siding, Drainage & Decks)*
- VI. LANDSCAPE COMMITTEE REPORT
 - A. *2025 Projects*
- VII. OLD BUSINESS
 - A. *Replacement of Zinsco Panels*
 - 1. Interior – Review Updated Survey Results
 - 2. Exterior - Master Circuit breakers in common area (Update on Pilot Project and Review Estimated Project Expenses based on competitive bids. Emergency Assessment Plan)
- VIII. NEW BUSINESS
 - A. *A/C noise restrictions – code enforcement*
 - B. *SB 326 "Balcony Bill" and Planned Developments - Discussion*
 - C. *Review and approve 2025 Annual Budget Report (including 2026 Pro Forma Budget and Dues Increase) & Annual Policy Statement (2025)*
- IX. Adjourn
- X. *Executive Session (Closed) – Discuss Rules Compliance and Enforcement*