

**MADEIRA RANCH COMMUNITY ASSOCIATION**  
**BOARD OF DIRECTORS MEETING AND AGENDA**

Meeting Date: Tuesday, April 22, 2025

Time: General Session – 2:00 P.M. Pacific Time

Location: Racquet Center Studio, Madeira Ranch Community -In person meeting

**GENERAL SESSION CALL TO ORDER - Establish Quorum**

Staff Reports

Lifestyle- Billy Gougherty

Community Management- Yosvani Barrerio

Community Development Updates-Jay Pawlek

I. Consent Calendar

- A. Approval of the 2025.01.28 General Session Minutes
- B. Notice of 2025.05.20 annual meeting
- C. Acceptance of the 2024 financial statements and the Jan. and Feb. 2025 financial statements
- D. Acceptance of the March 2025 financial statement (if ready before the meeting)

II. New Business

- 1. Member Information Form to be returned by members to Management
- 2. FYI DRE budget phase 8 (2 documents)
- 3. Proposed revisions to the Madeira Ranch Handbook-member comments (3 documents)
- 4. Discussion regarding revising Handbook-Additional Household member amenities fee

III. Member Open Forum

IV. Adjourn