

VILLAS OF MIDDLETON

Townhome Owners Association

Virtual Annual Election Meeting of Members Thursday, July 17th, 2025, 6:00 pm

[Join the meeting now](#)

Meeting ID: 255 550 658 025 4 Passcode: Fm2iZ2g6

Call In Option (audio only)

Number: +1 323-433-2148 Conference ID: 479 309 052#

Draft Agenda

- Establish Quorum (10%)
- Call Meeting to Order
- Proof of Notice and Explanation of Meeting Structure and Process
- Introduction of the Board of Directors
 - Abid Abedi, President
 - JJ Singh, Vice President
 - Ray Jaffrey, Secretary
- Introduction of Essex Association Management, L.P. Representatives
 - Bret Hennington, Community Association Manager
 - Julie Dodd, Account Manager
 - Essex Support Staff
- Financial Review
 - May 2025 Balance Sheet & Income Statement Summary
- Community & Board Updates
 - Completed Projects
 - Projects in Progress
- Other Reports
 - Compliance Overview / Fining Policy
 - Web Submissions
- Election Results
 - Announce the Three (3) Class A Members Elected by Ballot
- Adjournment
- Homeowner Q&A