DULLES FARMS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS WORKING SESSION
WEBEX MEETING AGENDA
December 11, 2025 – 6:30 P.M.

Link: https://dullesfarms.webex.com/dullesfarms/j.php?MTID=m02059de54725691f9ce1df2fcd4723f8
Meeting Number (access code): 2481 026 3780
Meeting Password: 6UxT5fJBWy3
Join by phone: 408-418-9388

I.	CALL TO ORDER	6:30 P.M.
II.	EXECUTIVE SESSION MOTIONS	6:30 P.M.
III.	APPROVAL OF AGENDA	6:30 P.M.
IV.	Board Officer Appointments A. 2026 Board Meeting Schedule and Platform	6:35 P.M.
V.	APPROVAL OF MINUTES- October 9 and November 14, 2025	6:40 P.M.
VI.	COMMITTEE AND TASK FORCE REPORTS Communications, Covenants, Facilities, Finance, Open Space Ad Hoc, Social, Elections Ad Hoc A. Covenant's Committee Minutes- October 28 and November 18, 2025 B. Finance Committee Minutes - November 3, 2025	6:45 P.M.
VII.	OPEN FORUM – *Please limit comments to three (3) minutes.*	6:50 P.M.
VIII.	MANAGEMENT REPORT A. Business Recap B. Action Item List	6:56 P.M.
IX.	MATTERS FOR BOARD DECISION A. Clubhouse Janitorial Contract B. Clubhouse Window Tinting Proposals C. Complaint Policy Updates D. Irrigation Repairs E. Pool Umbrella F. Ratifications	7:10 P.M.
X.	MATTERS FOR BOARD DISCUSSION/INFORMATION A. Clubhouse Rental Infractions B. Homeowner/Realtor Hosting a Junk Removal Event C. Recruitment for Vacant Board Seat D. 2026 CAMP Holiday Schedule E. Election Ad-Hoc Committee	7:50 P.M.
XI.	ADJOURN	8:00 P.M.
XII.	EXECUTIVE SESSION IF NEEDED	

Prepared by:
CAMP, LLC – Justin Field, CMCA, PCAM, (Portfolio Manager) & Michelle Johnson, CMCA, AMS (General Manager)