

VILLA ANTIGUA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING

MINUTES OF JANUARY 15, 2015

REGULAR MEETING NO. 385

CALL TO ORDER: The regular meeting of the Villa Antigua Homeowners Association was called to order by Marti Gray, President at 5:31 p.m. on Thursday, January 15, 2015 at 5844 Menorca Drive, San Diego, CA with a quorum of (5) Directors present.

PRESENT BOARD OF DIRECTORS:

Marti Gray, President
Kathy Townsend, Vice-President
Marla Fee, Treasurer
Christina George, Secretary
Steve Tracy, Member-at-Large

MANAGEMENT:

Bruce Becker

ABSENT: 0

GUESTS:

Sue Evans

HOMEOWNERS FORUM: Bill Hinck in attendance to participate in the homeowner forum as provided by Article V Sec 5.10 of Villa Antigua Homeowners Association Bylaws & California Civil Code §4925 (a) and (b). Discussion of lot line at rear of his property for determining responsibility for Eucalyptus Trees and quote to remove them. He also recommended alternate choices for Garage Door paint be made available to add some color to the Association. No decisions made at this time on either issue with estimated time frame for decisions 30 days.

APPROVAL OF MEETING MINUTES:

- Motion was made, seconded and unanimously carried to approve the November 18, 2014 minutes for the Regular Meeting #384 and for the Executive Session Meeting # 342 and the January 5, 2015 Special Open Meeting #101 & Special Executive Session #201.

ARCHITECTURAL COMMITTEE:

- The ARC submitted by Unit #097 had a motion made, seconded and unanimously approved for installation of new front door and security screen in color Almond as in compliance with VAHOA regulations and the homeowner is responsible for any damage to common areas.
- The ARC submitted by Unit # 192 had a motion made, seconded and unanimously approved to reroof the leaking breezeway that connects the house with the garage and have gutters installed along the roof. Color of new roof to match existing roofing. Color of gutters to match existing stucco.
- The ARC submitted by Unit # 109 had a motion made, seconded and unanimously approved for installation of Baker Electric solar panels as long as in compliance with state guidelines and in compliance with VAHOA regulations and ARC guidelines. Homeowner is responsible for any damage to stucco and roof and is responsible for any water intrusion damage and repair.

ADJOURNMENT: At 5:57 p.m. the Board adjourned the Regular Meeting and called to order the Executive Session. The Executive session was held to interview a candidate for the position of Onsite Villa Antigua Homeowners Association Manager and was adjourned back to the regular meeting at 7:51 p.m.

RECONVENED: At 7:51 p.m. the Regular Meeting was reconvened and the following Executive Session items were duly noted:

1. A candidate was interviewed for position of Onsite Villa Antigua Homeowners Association Manager
2. References to be checked for candidate and additional resumes to be reviewed.

ASSOCIATION MANAGERS REPORT:

FINANCIAL REPORTS: The Balance Sheet as of December 31, 2014 was reviewed and shows Total Current Asset Value of \$609,076.80 The totals are as follows:

MOB CD-Matures 03-10-2015	\$ 130,343.26
OWB CD-Matures 10-08-2015	\$ 130,000.00
SCB CD-Matures 06-02-2015	\$ 130,000.00
PWB CD-Matures 08-30-2015	\$ 130,000.00
MOB NOW Operating	\$ 89,223.04
Accounts Receivable	\$ (489.50)

REVENUE AND EXPENSE STATEMENT: At the end of December 2014, the Net Revenue Report shows Net Income of \$7,858.49. Expenses were \$17,112.49 under anticipated budget pending incoming invoices.

ACCOUNTS RECEIVABLE: Member Balance Summary

2 units are past due \$30 or less and have been contacted by HOA manager

Unit #149 is \$610 behind and pre-lien letter being sent out this week.

Unit #074 and #161 (same owner) are past due \$220 each formal letter from HOA manager pending

Unit #168 is past due \$1351.00. Lien approved and pending recording.

Unit # 145 is paid up to date as of this meeting.

Unit # 036 paid up to date as of this meeting, was sold and back fees were collected at escrow

Unit # 007 past due \$240.00 and manager will contact

Unit # 209 paid up to date as of this meeting

Unit # 152 is past due \$240 and manager will contact

Unit # 191 is past due \$240 and has promised payment

Unit #036 is past due \$1359.50 total prior to payment. 2nd pre-lien sent. Paid \$470 as of this meeting and owes 4 payments

A motion was made, seconded and unanimously carried to accept Financial Reports for September 2014.

PHYSICAL PLANT:

Landscape Report: The board had no questions

Work Order Report: The board had no questions

Turf Removal Rebate Update: Landscape Plan Concept B chosen by VAHOA staff. We have plant plan and the VAHOA is moving ahead.

HOMEOWNER COMMUNICATION:

OLD BUSINESS:

1. Open Easement issue: A motion was made, second and passed unanimously to table the conversation for new legal representation.


NEW BUSINESS:

1. Annual Meeting and Elections: Annual meeting date April 28, 2015.
VAHOA manager will send out an email asking for 2 candidates in January.
2. Treasurer Fee and Manager Becker created an agenda for training and transition.

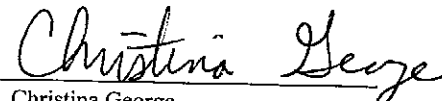
ADJOURNMENT: At 8:27 p.m. the Board adjourned the Regular Meeting.

The next Regular Board Meeting is scheduled for February 17, 2015 at 5:30 p.m.

Respectfully Submitted:


Susan Evans
Manager & Recording Agent

Approved:


Christina George
Association Secretary