

VILLA ANTIGUA HOMEOWNERS ASSOCIATION
REGULAR MINUTES OF BOARD OF DIRECTORS MEETING
JANUARY 17, 2017

The Regular Meeting of the Villa Antigua Homeowners Association Board of Directors was called to order by Vice President, Kathy Townsend at 5:30 p.m., Tuesday, January 17, 2017 at the Villa Antigua office, 5844 Menorca Drive, San Diego, California.

A quorum was established with the following Directors in attendance:

Directors Present: Kathy Townsend, Vice-President
Marla Fee, Treasurer
Stephen Uveges, Secretary
Marti Gray, President – via telephone conference

Also Present: Clover Ericson, General Manager and two (2) interested homeowners

SUMMARY OF EXECUTIVE SESSION

The Board met in executive session on November 15, 2016 to approve meeting minutes and discuss legal matters.

MEMBER OPEN FORUM

The homeowners in attendance were provided the opportunity to address the Board. Two Homeowners attended to observe the meeting.

MINUTES

The minutes of the Open Session Meeting held on November 15, 2016 were reviewed. *Upon a motion duly made, seconded and carried, the minutes were unanimously approved.*

FINANCIAL

BALANCE SHEET as of November 30, 2016 and December 31, 2016 were reviewed and shows Total Current Asset Value of **\$465,906.83** as of December 31, 2016.

REVENUE AND EXPENSE STATEMENT as of November 30, 2016 and December 31, 2016, were reviewed. Net Revenue Report shows Net income/(expense) of (\$2,668.86) as of December 31, 2016. Income was \$2,403.86 under anticipated budget for December 31, 2016.

ACCOUNTS RECEIVABLE: Member Balance Summary

- Unit #072 owes \$257.00. Homeowner continues to pay of previous balance prior to the 45 day collection policy and is working towards getting caught up.
- Unit #099 owes \$260.00. Payment received in full on 01/03/17 and currently owes for January.
- Unit #171 owes \$260.00. Payment received in full on 01/03/17 and currently owes for January.
- Unit #187 owes \$572.00. Management recommends sending a pre-lien letter and to follow up with legal counsel to file a lien if no response is received after 30 days.
- Unit #063 owes \$1,154.00. Pre-lien letter issued 12/28/16 & will follow up with legal counsel to file a lien if no response is received after 30 days.

1. **Discussion of Delinquent Accounts:** *Upon a motion duly made, seconded and carried the Board approved to proceed with management's recommendation to send the following accounts a pre-lien letter;*
 - Unit #187

Upon a motion duly made, seconded and carried the Board approved to proceed with sending the following accounts to Epstein Grinnell & Howell for filing a lien after thirty days if no response is received after the pre-lien letter;

 - Unit #187
 - Unit #063
2. **Accept Financial Statements:** *Upon a motion duly made, seconded and carried, the November and December 2016 financial statements were accepted, subject to year-end audit.*

ARCHITECTURAL REQUESTS

1. Unit #177 - The Board reviewed the homeowner's application to replace the front entrance door. *Upon a motion duly made, seconded and carried, the application was approved contingent upon the owner following guidelines set forth in the Policy Resolution No. 05.*
2. Unit #070 - The Board reviewed the homeowner's application to install roof-mounted solar panels. *Upon a motion duly made, seconded and carried, the application was approved contingent upon the owner following guidelines set forth in the Policy Resolution No. 05.*
3. Unit #062 - The Board reviewed the homeowner's application to install a satellite dish. *Upon a motion duly made, seconded and carried, the application was approved contingent upon the owner following guidelines set forth in the Policy Resolution No. 05.*
4. Unit #032 - The Board reviewed the homeowner's application to change a previously approved application from building a privacy wall with Hardie Board to stucco to match the existing stucco privacy wall. *Upon a motion duly made, seconded and carried, the application was approved contingent upon the owner following guidelines set forth in the Policy Resolution No. 05.*
5. Unit #179 - The Board reviewed the homeowner's application to replace the roof. *Upon a motion duly made, seconded and carried, the application was approved contingent upon the owner following guidelines set forth in the Policy Resolution No. 05 and that inspection of the fascia has been completed and replaced as determined by the contractor.*
6. Unit #080 - The Board reviewed the homeowner's application to replace window and sliding door. *Upon a motion duly made, seconded and carried, the application was approved contingent upon the owner following guidelines set forth in the Policy Resolution No. 05.*
7. Unit #129 - The Board reviewed the homeowner's application to replace the roof. *Upon a motion duly made, seconded and carried, the application was approved contingent upon the owner following guidelines set forth in the Policy Resolution No. 05.*

ACTION ITEMS

NEW BUSINESS:

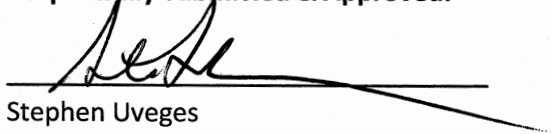
1. Empire Works - Ratify change order requests - The Board reviewed two change order requests totaling \$4,733.00 previously approved by the manager based on the properties exposure to further damage/flooding due to current weather conditions. *Upon a motion duly made, seconded and carried, the Board ratified both change orders for a total amount of \$4,733.00*

NEXT MEETING: Tuesday, February 21, 2017. Annual Meeting selected: April 11, 2017 at 7 P.M.

ADJOURNMENT

There being no further business, *a motion was made to adjourn the meeting at 7:07 p.m., which carried unanimously.*

Respectfully Submitted & Approved:

A handwritten signature in black ink, appearing to read 'S. Uveges', is written over a horizontal line. The signature is fluid and cursive.

Stephen Uveges

Association Secretary