

**VILLA ANTIGUA HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
GENERAL MEETING MINUTES
FEBRUARY 17, 2015**

- NOTICE** The Regular Session meeting of the Villa Antigua Homeowners Association Board of Directors was held on Tuesday, February 17, 2015 at 5:30 p.m. at the offices of Villa Antigua HOA, 5844 Menorca Dr., San Diego, CA 92124.
- PRESENT** Directors Present: Marti Gray, President
Kathy Townsend, Vice President
Marla Fee, Treasurer
Christina George, Secretary
Steve Tracy, Member at Large
- Directors Absent: None
- Representing VAHOA: Sue Evans. CCAM
General Community Manager
- CALL TO ORDER** Director Gray called the business portion of the meeting to order at 5:40 p.m.
- HOMEOWNER FORUM** Homeowner Forum
No homeowners were present
- MINUTES** Minutes
The Board reviewed the following Minute items for approval.
- A. Minutes - General Session – January 15, 2015 #385
 - B. Minutes - Executive Session – January 15, 2015 #343
 - C. Minutes – Emergency Session – January 20, 2015 #003
- Upon a motion duly made, seconded and carried, the board resolved to approve minutes items A through C with corrections. This motion carried unanimously.
- ARCHITECTURAL** Architectural Committee
Unit #188
Window Replacement
- The Board reviewed the ARC request submitted by the homeowner of unit #188 requesting replacement of bathroom window in Master bedroom bathroom.
- Upon a motion duly made and seconded, the Board approved the request to replace the master bedroom bathroom window with the condition that the new window is tan and meets with the ARC guidelines. This motion carried unanimously.

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FINANCIAL STATEMENT **Financial Statement**

The Balance sheet as of January 31, 2015 reflects a total current assets balance of \$615,705.65. The totals are as follows:

MOB NOW Operating	\$ 96,931.32
MOB CD Matures 3-10-15	\$130,382.01
OWB CD Matures 10-08-15	\$130,226.32
SCB CD Matures 6-02-15	\$130,000.00
PWB CD Matures 8-30-15	\$130,000.00
Accounts Receivable	\$ (1,834.00)

Revenue and expense statement at the end of January 2015, the Net Revenue report shows Net Income of \$15,854.22. Expenses were \$15,296.04 under anticipated budget pending incoming invoices.

DELINQUENCY REPORT **A/R Aging Summary**

Unit #149 has caught up and now outstanding \$240.00
Units #074 and #161 contacted by manager regarding past due
Unit #168 Lien has been filed. Four (4) units owe \$35.00 or less, units 007, 072, 108 and 176 were contacted by General Community Manager and paid January assessments in February.

Upon a motion duly made and seconded, the Board approved unanimously to accept the January 31, 2015 financials.

LANDSCAPE **Landscape Reports**

The Board reviewed the landscape reports presented. No further action is needed.

NEW BUSINESS **New Business**

Annual Meeting/Election The Board reviewed three (3) proposals for Inspector of Election services. Lauren Roll, HOA Elections of California and The Inspectors of Election.

Upon a motion duly made and seconded, the Board approved unanimously to have Sue Evans, General Community Manager, contact The Inspectors of Election and Lauren Roll to negotiate a contract and chose the best company at a cost not to exceed \$1800.00 to \$2,200.00.

Legal Representation Upon a motion duly made and seconded, the Board approved unanimously to have Sue Evans, General Community Manager, contact Epstein, Grinnell & Howell and two other attorneys to get proposals for services including retainers and collections.

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- Retention of Documents** Upon a motion duly made and seconded, the Board approved unanimously to adopt the updated Retention of Documents Resolution #36 dated February 2015.
- Maintenance Matrix** Upon a motion duly made and seconded, the Board approved unanimously to have two members of the ARC committee, Christine and Kathy, review the maintenance matrix submitted as it pertains to the ARC guidelines. Report their findings at the March meeting for matrix approval.
- Painting of Garage Doors** Upon a motion duly made and seconded, the Board unanimously approved Sue Evans, General Community Manager, to look up the reviews on the homeowner recommended painter, obtain referrals and inquire about the warranty. Submit finding at the March 2015 meeting.
- March Meeting** Upon a motion duly made and seconded, the Board unanimously approved to re-schedule the March meeting to March 24, 2015.

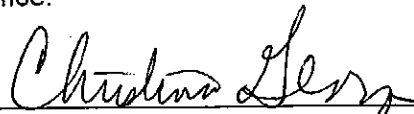

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 7:35 p.m.

ANNOUNCEMENT

The next General Session meeting of the Board of Directors is scheduled for March 24, 2015 at 5:30 p.m., located at the VAHOA office.

ATTEST

	<u>3/24/15</u>
Name	Date
	<u>3/24/15</u>
Name	Date