

**VILLA ANTIGUA HOMEOWNERS ASSOCIATION
REGULAR MINUTES OF BOARD OF DIRECTORS MEETING
FEBRUARY 21, 2017**

The Regular Meeting of the Villa Antigua Homeowners Association Board of Directors was called to order by Vice President, Kathy Townsend at 5:37 p.m., Tuesday, February 21, 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
Marti Gray, President – via telephone conference

Directors Absent: Stephen Uveges, Secretary

Also Present: Clover Ericson, General Manager

SUMMARY OF EXECUTIVE SESSION

The Board met in executive session on January 17, 2017 to approve meeting minutes and discuss delinquencies.

MEMBER OPEN FORUM

There were no homeowners in attendance.

MINUTES

The minutes of the Open Session Meeting held on January 17, 2017 were reviewed. *Upon a motion duly made, seconded and carried, the minutes were unanimously approved with minor grammar corrections.*

FINANCIAL

BALANCE SHEET as of January 31, 2017 was reviewed and shows Total Current Asset Value of **\$470,802.50**.

REVENUE AND EXPENSE STATEMENT as of January 31, 2017 was reviewed. Net Revenue Report shows Net income/(expense) of (\$8,680.77) as of January 31, 2017. Income was \$15,302.77 under anticipated budget.

ACCOUNTS RECEIVABLE: Member Balance Summary

- Unit #152 owes \$272.00. Payment received in full on 01/31/17 and is current through March 1, 2017.
- Unit #020 owes \$286.00. Payment received in full on 02/03/17 and currently owes for February.
- Unit #072 owes \$543.00. Homeowner continues to pay previous balance prior to the 45 day collection policy and is working towards getting caught up. Board directed Management to contact homeowner and request minimum monthly payments in the amount of \$350.00 to be paid until account is brought current.
- Unit #187 owes \$858.00. EGH will be contacted on 2/17/17 to file lien should no payment be received.
- Unit #063 owes \$1,440.00. Lien filed 02/13/17. Further account discussion in executive session.

1. **Accept Financial Statements:** *Upon a motion duly made, seconded and carried, January 2017 financial statements were accepted, subject to year-end audit.*

ARCHITECTURAL REQUESTS

1. Unit #049 - 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 Policy Resolution No.05.*
2. Unit #164 - The Board reviewed the homeowner's application to replace windows and sliding doors. *Upon a motion duly made, seconded and carried, the application was approved contingent upon the owner following guidelines set forth in Policy Resolution No.05.*

ACTION ITEMS

NEW BUSINESS:

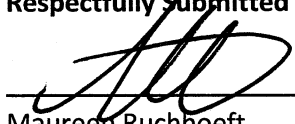
1. Appoint Inspector of Elections – *Upon a motion duly made, seconded and carried, the Board approved the current manager, Clover Ericson, as Inspector of Elections in accordance with the Associations Bylaws.*
2. Unit 174 Balcony Repairs – The Board reviewed the homeowners emailed request. *Upon a motion duly made, seconded and carried, the Board approved a \$3,000.00 payout settlement to be paid upon completion of the balcony enclosure.* The Board determined this amount based on the contractors estimated costs of balcony repairs and two rounds of balcony resealing costs that the HOA will be saving.
3. Empire Works – Ratify change order requests - The Board reviewed a change order request totaling \$2,833.00 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 \$2,833.00*

NEXT MEETING: Wednesday, March 22, 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 7:25 p.m., which carried unanimously.*

Respectfully Submitted & Approved:



Maureen Ruchhoeft
Association Secretary