# VILLA ANTIGUA HOMEOWNERS ASSOCIATION MEETING OF THE BOARD OF DIRECTORS **GENERAL MEETING MINUTES**

June 16, 2015

NOTICE

The Regular Session meeting of the Villa Antigua Homeowners Association Board of Directors was held on Tuesday, June 16, 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

Directors Absent:

Steve Tracy, Member at Large

Representing VAHOA: Sue Evans. CCAM

General Community Manager

**CALL TO ORDER** 

Director Gray called the business portion of the meeting to order at 5:34 p.m.

HOMEOWNER FORUM

<u>Homeowner Forum</u>

No homeowners were present

**MINUTES** 

Minutes

The Board reviewed the following Minute items for approval.

Minutes - General Session - May 19, 2015

Minutes - Organizational Meeting - May 14, 2015

Upon a motion duly made, seconded and carried, the board resolved to approve minutes as amended. This motion carried unanimously.

ARCHITECTURAL

Unit #057

Windows & Screen Door

Architectural Committee

The Board reviewed the ARC request submitted by the

homeowner of unit #057 requesting new windows/sliding glass

doors and front screen door.

Upon a motion duly made and seconded, the Board approved the request to install Value windows and sliding glass doors in Almond color and a new front entry screen door in Tan following VAHOA CC&R's and ARC guidelines. This motion carried unanimously.

FINANCIAL STATEMENT

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Financial Statement

The Balance sheet as of May 31, 2015 reflects a total current assets balance of \$603,489.51. The totals are as follows:

MOB NOW Operating \$ 79,126.29 MOB CD Matures 3-10-15 \$140,081.82 OWB CD Matures 10-08-15 \$130,466.40 SCB CD Matures 6-02-15 \$130,000.00

PWB CD Matures 8-30-15 \$130,000.00 Accounts Receivable \$ (6,185.00)

Per Revenue and Expense statement at the end of May 2015, the Net Revenue report shows Net Income/ (Expense) of \$(7,927.58). Net Expenses were \$8,332.18 under anticipated budget due in

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most part to water bill being received after May 31, 2015. A/P questions regarding Republic Services and Western Tree increase will be investigated and answered by the manager at the July meeting.

Upon a motion duly made and seconded, the Board approved the May 2015 financials. This motion carried unanimously.

### DELINQUENCY REPORT

## A/R Aging Summary

Units #022, #027 and #155 owe \$240.00 and were contacted by manager regarding past due.

Unit #170 adjustment of \$10.00 due to homeowner was made.

Upon a motion duly made and seconded, the Board approved unanimously to accept the March and April, 2015 delinquency report

### LANDSCAPE

## Landscape Reports

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

## **UNFINISHED BUSINESS**

Collection
Policy for Delinquent
Assessments

## <u>Unfinished Business</u>

The Board reviewed the updated Notice/Assessments and Foreclosure Assessment Dispute Rights & Collection Policy for Delinquent Assessments as submitted by legal, Epstein, Grinnell & Howell.

Upon a motion duly made and seconded, the Board approved unanimously to approve the updated policies as of June 2015. This motion carried unanimously.

### Maintenance Matrix

Epstein Grinnell & Howell made some corrections and suggestions for the Board to review.

Upon a motion duly made and seconded, The Board approved unanimously to accept all of the changes made at the May 2015 meeting. Send to attorney for final revisions.

### Santo Road Wall

The Board reviewed three proposals for the replacement of a 150foot section of the Santo Road wall.

Upon a motion duly made and seconded, the Board approved the proposal from Associa OnCall for \$54,448.00 to replace the stucco wall behind units #020, 021, 022 and 023.

#### **NEW BUSINESS**

### **New Business**

### Asphalt Repairs

The Board discussed the asphalt repairs and slurry sealing of the Clubhouse & Tot Lot parking lots.

Upon a motion duly made and seconded, the Board approved for the asphalt repairs, slurry seal and striping to be completed at a cost not to exceed \$5,000.00.

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**Drinking Water** The Board reviewed and discussed the costs of supplying drinking

water to MEL Development.

Upon a motion duly made and seconded, the Board approved unanimously to supply drinking water to MEL Development until

the Hardie Board project is completed.

Health Insurance The Board reviewed the proposals for new health insurance and

\$20,000.00 Life with AD&D for the employees.

Upon a motion duly made and seconded, the Board approved unanimously to end the contract with Aetna and approved the proposal from Sharp Health Plan - Value Platinum Sharp 0/10/100 and Humana Life and AD&D per proposed quotes

#1272-4683 and #1272-4789.

Worker Comp Insurance The Board reviewed two proposals for workers compensation

insurance.

Upon a motion duly made and seconded, the Board approved unanimously to accept the proposal from Berkshire Hathaway Insurance at the premium proposal dated 05/07/2015. If further communication indicates quote dated 05/07/2015 is incorrect, an emergency email vote will be required to approve revised quote

since policy is to be effective 07/01/2015.

**Action List** The Board reviewed the action list with no questions at this time.

ADJOURNMENT There being no further business to discuss, the meeting was

adjourned to Executive Session at 8:00 p.m.

RECONVENED Director Gray reconvened to General Session portion of the

meeting to order at 10:30 p.m.

The following items were noted in Executive Session:

1. Individual account 2. Employees' Salaries.

ADJOURNMENT There being no further business to discuss, the meeting was

adjourned at 10:32 p.m.

ANNOUNCEMENT The next General Session meeting of the Board of Directors is

scheduled for July 21, 2015 at 5:30 p.m., located at the VAHOA

office.

**ATTEST**