

**VILLA ANTIGUA HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
GENERAL MEETING MINUTES  
June 16, 2015**

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**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** Homeowner Forum  
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** Architectural Committee  
Unit #057  
Windows & Screen Door  
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** 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     Unfinished Business**

Collection  
Policy for Delinquent  
Assessments

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 150-foot 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.

