

**VILLA ANTIGUA HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
GENERAL MEETING MINUTES
August 12, 2015**

NOTICE

The Regular Session meeting of the Villa Antigua Homeowners Association Board of Directors was held on Wednesday, August 12, 2015 at 5:31 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 5:31 p.m.

HOMEOWNER FORUM

Homeowner Forum

Homeowners from unit #022 attended this meeting regarding the following items:

Santo Road wall replacement and tree removal

The Board discussed the homeowner's presentation and asked General Manager to follow up on the Board's questions.

Homeowners from unit #021 attended this meeting regarding the following items:

Santo Road wall replacement and tree removal

The Board discussed the homeowner's presentation and asked General Manager to follow up on the Board's questions.

Homeowners from unit #138 attended this meeting regarding the following items:

Discussion regarding white replacement windows and HOA options.

The Board discussed the homeowner's presentation.

MINUTES

Minutes

The Board reviewed the following Minute items for approval.

Minutes - General Session – July 21, 2015

Minutes – Executive Session Meeting – July 21, 2015

Upon a motion duly made, seconded and carried, the board resolved to table the minutes for amendments. This motion carried unanimously.

VIOLATIONS

Violations

Discussion ensued regarding clarifying the violation process established at the prior meeting. Discussion established that the first notification of a violation is to be done via telephone call to the homeowner. Violations need to be called first with a message stating "this is a courtesy call notifying you that **name of violation** is in need of correction. You have one week to correct this issue."

**VILLA ANTIGUA HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
GENERAL MEETING MINUTES
August 12, 2015**

If no answer or voicemail, a courtesy notice is mailed for correction in one week.

ARCHITECTURAL

Architectural Committee

Unit #057
Rain Gutters

The Board reviewed the ARC request submitted by the homeowner of unit #057 requesting installation of exterior rain gutters on the rear of the unit.

Upon a motion duly made and seconded, the Board approved the request to install exterior rain gutters in the rear of the unit in tan color or the color of the trim on the unit. **Not white.** Per ARC guidelines, "The homeowner shall be responsible for any repairs and/or water intrusion in the stucco or Hardie Board attributed to said installation". This motion carried unanimously.

Unit #107
Solar Panels

The Board reviewed the ARC request submitted by the homeowner of unit #107 requesting installation of solar panels. Upon a motion duly made and seconded, the Board approved the request to install solar panels Per ARC guidelines. This motion carried unanimously.

AB2188

The Board reviewed legislation AB2188-Solar Energy Permits and the HOA is currently in compliance.

FINANCIAL STATEMENT

Financial Statement

General Manager, Sue Evans informed the Board that CIT Group merged with OneWest Bank on August 3, 2015. Villa Antigua has a CD investment with OneWest Bank that will stay in place.

The Balance sheet as of July 31, 2015 reflects a total current assets balance of \$549,933.77. The totals are as follows:

MOB NOW Operating	\$ 27,460.37
MOB CD Matures 03-10-16	\$140,163.79
OWB CD Matures 10-08-15	\$130,709.61
PWB CD Matures 08-30-15	\$130,000.00
MS CD#1 Matures 06-17-16	\$100,000.00
MS CD#2 Matures 06-17-16	\$ 30,000.00
Accounts Receivable	\$ (8,400.00)

Per Revenue and Expense statement at the end of July 2015, the Net Revenue report shows Net Income/ (Expense) of \$2746.90. Net Expenses were \$9,544.28 under anticipated budget due to water bill not being received.

Upon a motion duly made and seconded, the Board approved to contact Morgan Stanley for investment recommendations regarding the CD that is maturing 8-30-15. Once received Board will perform email vote for approval. This motion carried unanimously.

DELINQUENCY REPORT

A/R Aging Summary

