

**VILLA ANTIGUA HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
GENERAL MEETING MINUTES
July 21, 2015**

NOTICE	The Regular Session meeting of the Villa Antigua Homeowners Association Board of Directors was held on Tuesday, July 21, 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 5:30 p.m.
HOMEOWNER FORUM	<u>Homeowner Forum</u> Homeowner from unit #012 attended this meeting regarding the following items: Santo Road wall replacement and suggested alternatives. The Board discussed the homeowner's presentation and asked General Manager to follow up on the Board's questions.
MINUTES	<u>Minutes</u> The Board reviewed the following Minute items for approval. Minutes - General Session – June 16, 2015 Minutes – Executive Session Meeting – June 16, 2015 Upon a motion duly made, seconded and carried, the board resolved to approve minutes as amended. This motion carried unanimously.
ARCHITECTURAL Unit #025 Exterior Window Shade	<u>Architectural Committee</u> The Board reviewed the ARC request submitted by the homeowner of unit #025 requesting installation of an exterior window shade due to the installation of artificial turf. Upon a motion duly made and seconded, the Board approved the request to install exterior window shade in beige or cream color to match stucco. 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 #092 Exterior Window & Door	The Board reviewed the ARC request submitted by the homeowner of unit #092 requesting installation of a new smaller size exterior window and replacement of exterior door in a cinnamon color. Upon a motion duly made and seconded, the Board approved the request to install smaller sized window and door replacement in a cinnamon color. Per ARC guidelines, "The homeowner shall be responsible for any repairs and/or water intrusion in the stucco or

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Hardie Board attributed to said installation". This motion carried unanimously.

Unit #002

Remove Chimney & Fireplace The Board reviewed the ARC request submitted by the homeowner of unit #002 requesting the removal of the chimney and fireplace in the unit.

Upon a motion duly made and seconded, the Board approved the request to remove the fireplace and chimney with proper disconnections and repairs to stucco and roof. 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 #002

Solar Panels

The Board reviewed the ARC request submitted by the homeowner of unit #002 requesting installation of a new solar system on the roof.

Upon a motion duly made and seconded, the Board approved the request to install new solar system panels 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 #138

Exterior Windows & Doors

The Board reviewed the ARC request submitted by the homeowner of unit #138 requesting installation of new exterior windows and replacement of exterior doors in a white color.

Upon a motion duly made and seconded, the Board denied the request to install windows and door replacement in a white color. Per ARC guidelines white is not an acceptable color. Must meet ARC guidelines. This motion carried unanimously.

FINANCIAL STATEMENT Financial Statement

The Balance sheet as of June 30, 2015 reflects a total current assets balance of \$544,191.98. The totals are as follows:

MOB NOW Operating	\$ 19,048.90
MOB CD Matures 3-10-16	\$140,123.47
OWB CD Matures 10-08-15	\$130,709.61
PWB CD Matures 8-30-15	\$130,000.00
MS CD#1 Matures 6-17-16	\$100,000.00
MS CD#2 Matures 6-17-16	\$ 30,000.00
Accounts Receivable	\$ (5,690.00)

Per Revenue and Expense statement at the end of June 2015, the Net Revenue report shows Net Income/ (Expense) of \$(9,885.14). Net Expenses were \$11,152.27 over anticipated budget due in most part to 2013-2014 attorney fees paid 2014-2015 and unanticipated payout of accrued vacation to retiring manager. A/P questions regarding Republic Services and Western Tree increase were answered and referred to on the Action List.

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DELINQUENCY REPORT **A/R Aging Summary**

Units #099, #108, #155 and #177 owe \$240.00 and #022 owes \$480.00. All were contacted by manager.
All were paid current prior to July 21st meeting.
Upon a motion duly made and seconded, the Board approved unanimously to accept the June 2015 financials and June 2015 delinquency report

LANDSCAPE **Landscape Reports**

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

UNFINISHED BUSINESS **Unfinished 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 to table asphalt work for 12 months upon recommendation from asphalt repair companies and General Manager.

Workers Compensation

The Board discussed the emergency vote approval on Workers Compensation insurance and the increase in premium fees due to misclassification and misquoted payroll figures.
Discussion ensued regarding impact on 2015-2016 budget. It was determined that the increased premium is offset by realized savings primarily in other insurance categories and salaries, as well as projected savings in plants and irrigation.

NEW BUSINESS **New Business**

Tree Trimming Proposal

The Board reviewed the tree-trimming proposal submitted by Western Tree Service.
Upon a motion duly made and seconded, the Board tabled the proposal until the August 2015 meeting so questions regarding the dates listed on proposal and tree count could be resolved.

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 7:55 p.m.

RECONVENED

Director Gray reconvened to General Session portion of the meeting to order at 8:46 p.m.
The following items were noted in Executive Session:
1. VAHOA Rule Enforcement 2. Goal Planning 3. Policy Establishment

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 8:47 p.m.

ANNOUNCEMENT

The next General Session meeting of the Board of Directors is

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scheduled for August 11, 2015 at 5:30 p.m., located at the VAHOA office.

ATTEST

Name

Date