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

**September 17, 2015** 

NOTICE The Regular Session meeting of the Villa Antigua Homeowners

Association Board of Directors was held on Thursday, September 17, 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 meeting to order at 5:30p.m.

# HOMEOWNER FORUM Homeowner Forum

Homeowner from unit #132 attended this meeting regarding the following items:

Santo Road wall replacement and contract bidding process

Homeowner from unit #012 attended this meeting regarding the following items:

Santo Road wall replacement, expenditures and posted Meeting Agenda

Homeowners from unit #010 attended this meeting regarding the following items:

Santo wall replacement and current budget expenditures

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

Santo Wall replacement and concerns about noise, heat, dirt and privacy due to tree removal from Common Area slope.

Homeowner from unit #020 attended this meeting regarding the following items:

Santo Wall replacement costs and recommendations for replacement trees on Santo Road Common Area Slope

The Board heard and acknowledged all homeowners' presentations.

#### MINUTES Minutes

The Board reviewed the following Minutes for approval.

Minutes - General Session - July 21, 2015 and August 12, 2015 Minutes - Executive Session - July 21, 2015 and August 12, 2015

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

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#### ARCHITECTURAL

Unit #057

Replace backyard fence

## <u>Architectural Committee</u>

The Board reviewed ARC request submitted by homeowner of unit #057 requesting installation of new backyard fence shared with neighbor. Upon a motion duly made and seconded, the Board approved the request to install a new backyard fence shared with next-door neighbor. Any installation costs to be at homeowner's expense. This motion

carried unanimously.

Unit #091 Silicon Shade

The Board reviewed ARC request submitted by homeowner of unit #091 requesting installation of a silicone shade in a front window to help prevent glass reflection from melting artificial turf.

Upon a motion duly made and seconded, the Board approved the request to install a silicon shade per ARC guidelines. This motion carried unanimously.

Unit #150

The Board reviewed ARC request submitted by homeowner of unit #150

requesting approval for concept of a room addition.

Upon a motion duly made and seconded, the Board approved the concept, however homeowner will need to follow ARC guidelines and submit required documentation for a room addition. This motion carried unanimously.

#### FINANCIAL STATEMENT

## **Financial Statement**

The Balance sheet as of August 31, 2015 reflects a total current assets balance of \$544,666.29. The totals are as follows:

MOB NOW Operating \$ 18,760.82 MOB CD Matures 03-10-16 \$140,205.46 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 \$ (5,009.60)

Per Revenue and Expense statement at the end of August 2015, the Net Revenue report shows Net Income/ (Expense) of \$(731.95). Net Expenses were \$1,213.05 over budget.

Upon a motion duly made and seconded, the Board approved to ratify an email vote regarding investment with Morgan Stanley. For the CD that has matured 8-30-15, Morgan Stanley is to invest \$130,000.00 for 12 months at a rate of .60% maturing September 2016. This motion carried unanimously.

#### **DELINQUENCY REPORT**

## A/R Aging Summary

Units #020, 072, 017 and #187 paid in September after manager contact. Units #171, 147, 006 and 185 have been contact regarding dues owed.

Upon a motion duly made and seconded, the Board approved unanimously to accept the August 2015 financials and August 2015 delinguency report.

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PRE-LIEN Unit #155: The Board reviewed and authorized the pre-lien.

Upon a motion duly made and seconded, the Board unanimously authorized filing a lien on APN#373-321-11-00 on or after September 30, 2015 if debt is not brought current or payment plan proposed.

LANDSCAPE <u>Landscape Reports</u>

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

The Board agreed to table the discussion of recommended trees for replanting Santo Road Common Area Slope.

NEW BUSINESS New Business

Assembly Bill 349 The Board reviewed Assembly bill 349 regarding Homeowners

Associations allowing artificial turf.

Draft Audit The Board reviewed the draft audit completed by Greg Villard, CPA for

the year of 7/1/14 - 6/30/15.

Upon a motion duly made and seconded, the Board approved

unanimously to accept the 7/1/14 - 6/30/15 audit.

Tax Returns The Board reviewed the tax returns for year 7/1/14 – 6/30/15 prepared

by Greg Villard, CPA.

Upon a motion duly made and seconded, the Board approved

unanimously to accept the 7/1/14 – 6/30/15 tax returns.

**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 8:18 p.m.

**RECONVENED** Director Gray reconvened to General Session portion of the meeting at

9:32 p.m. The following items from posted agenda were discussed

in Executive Session:

1. Contracts: Santo Rd. wall replacement proposals

2. Member Discipline: Hardie Board Project installation

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

at 9:35 p.m.

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

scheduled for October 20, 2015 at 5:30 p.m., located at the VAHOA

office.

ATTEST \_\_\_\_\_

Name Date