

**VILLA ANTIGUA HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
GENERAL MEETING MINUTES  
September 17, 2015**

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**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**

**Architectural Committee**

Unit #057

Replace backyard fence

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 delinquency report.

