

VILLA ANTIGUA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING

MINUTES OF JULY 29, 2014

REGULAR MEETING NO. 380

CALL TO ORDER: The regular meeting of the Villa Antigua Homeowners Association was called to order by Marti Gray, President at 5:28 p.m. on Tuesday, July 29, 2014 at 5844 Menorca Drive, San Diego, CA with a quorum of (4) Directors present.

PRESENT BOARD OF DIRECTORS:

Marti Gray, President
Kathy Townsend, Vice-President
Christina George, Secretary
Marla Fee, Treasurer

MANAGEMENT:

Bruce Becker

ABSENT:

Steve Tracy, Member-at-Large

HOMEOWNERS FORUM: No other homeowners were in attendance to participate in the forum as provided by Article V Sec 5.10 of Villa Antigua Homeowners Association Bylaws & California Civil Code §4925 (a) and (b).

APPROVAL OF MEETING MINUTES:

- Motions were made, seconded and unanimously carried and approved contingent on editing item # 2 under New Business on page 2 of the June 24, 2014 minutes for the Regular Meeting #379 and motions were made, seconded and unanimously carried and approved for the Executive Session #338 minutes of June 24, 2014.

ARCHITECTURAL COMMITTEE:

- The ARC submitted by the owner of Unit #091 for replacement of existing patio covers with new Alumawood patio covers in Desert Sand color was unanimously approved as long as it is in compliance with our HOA specifications as stated in the HOA architectural guidelines.

ASSOCIATION MANAGERS REPORT:

FINANCIAL REPORTS: The Balance Sheet as of June 30, 2014 was reviewed and shows Total Current Asset Value of \$577,468.78 after year-end reclassifications. The totals are as follows:

ICS Money Market Savings	\$ 54,951.14
MOB CD-Matures 03-10-2015	\$ 130,114.73
MOB CD-Matures 09-27-2014	\$ 50,615.53
CAB Checking	\$ 22,185.26
SCB CD-Matures 06-02-2015	\$ 130,000.00
PWB CD-Matures 09-28-2014	\$ 130,879.13
MOB NOW Operating	\$ 59,832.99
Accounts Receivable	\$ (1,110.00)

REVENUE AND EXPENSE STATEMENT: At the end of June 2014, the Net Revenue Report shows Net Revenue of \$11,824.64. Expenses were \$14,806.75 under anticipated budget. This was attributed in large part due to the fact that we have not used funds budgeted for temporary help and about \$7,000 in legal fees have not been paid.

ACCOUNTS RECEIVABLE: Member Balance Summary

9 units are past due \$235 or less and have been contacted by HOA manager.

Unit #036 is past due \$470, HOA manager contacted, sent letter and gave statement

Unit #020 is past due \$470 manager contacted and sent statement – manager notified check is being sent

Liens are currently in place on one unit:

Unit #044 final check for \$490 to be deposited on 8/15/14 so account is brought current, late fees will be waived and lien will be released and it will record once check clears.

A motion was made, seconded and unanimously carried to accept Financial Reports for June 30, 2014.

PHYSICAL PLANT:

Landscape Report: The board had no questions

Work Order Report: The board had no questions

Turf Removal Rebate Update: Management presented plans and cost estimate and will see if we can use landscape architect he has been consulting with. Board gave ok to pay stipend to bring in some help to do the project.

A motion was made, seconded and unanimously carried to proceed with turf rebate application and expenditure not to exceed \$10,500 to redo proposed landscaping areas.

Tot Lot: HOA Manager reported he is moving forward on tot lot safety inspection report and make any necessary changes

HOMEOWNER COMMUNICATION:

OLD BUSINESS:

1. Open Easement in open spaces of Shepherds Canyon: HOA manager sent email, made contact and is drafting a letter for correspondence to the City Attorney and will CC our City Councilman.
2. EGH attorney account: Still negotiating. Existing bill was around \$7,000 but Cal Western has made numerous mistakes and the Board has billing questions that need to be addressed prior to complete payment being made. No motions made.
3. Member Violations & Hearings; None outstanding
4. Audit questionnaire filled out and HOA Treasurer will be available for questioning during audit on 8/18/14
5. Paychex vacation accrual set up to start. Management has provided Paychex with starting accrual figures but Paychex has not started the accrual on their end. We may update our employee handbook to reflect accrual timelines.

NEW BUSINESS:

1. MOB checking account answers to HOA Treasurers questions. **A motion was made, second and unanimously carried forward to close and move CAB Checking money to ICS Money Market Savings Account as quickly as possible.** MOB CD matures 9/27/14 and will be closed and money market savings will be closed. Manager requested flowchart of monies being moved.
2. Annual meeting date set for April 28, 2015.
3. Unit # 044 Lien Release will be recorded when final payment check clears bank.
4. Approved front door types and colors: was determined no action or Architectural Request needed

ADJOURNMENT: At 7:17 p.m. the Board adjourned the Regular Meeting and called to order an Executive Session. The Executive Meeting was held to discuss manager alternatives and was adjourned back to the Regular Meeting at 7:31 p.m.


RECONVENED: At 7:32 p.m. the Regular Meeting was reconvened and the following Executive Session items were duly noted:

1. Manager Becker will be taking a vacation in late August and will confirm future plans upon return.

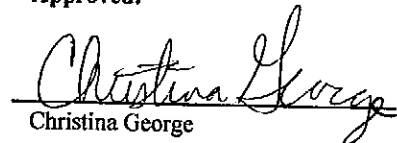
ADJOURNMENT: At 7:32 p.m. the Board adjourned the Regular Meeting.

The next Regular Board Meeting is scheduled for August 19, 2014 at 5:30 p.m.

Respectfully Submitted:


Bruce A. Becker
Manager & Recording Agent

Approved:


Christina George
Association Secretary