

VILLA ANTIGUA HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING

MINUTES OF August 19, 2014

REGULAR MEETING NO. 381

**CALL TO ORDER:** The regular meeting of the Villa Antigua Homeowners Association was called to order by Marti Gray, President at 5:30 p.m. on Tuesday, August 19, 2014 at 5844 Menorca Drive, San Diego, CA with a quorum of (5) Directors present.

**PRESENT BOARD OF DIRECTORS:**

Marti Gray, President  
Kathy Townsend, Vice-President  
Christina George, Secretary  
Marla Fee, Treasurer  
Steve Tracey, Member-at-Large

**MANAGEMENT:**

Bruce Becker

**ABSENT:**

None

**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). Homeowner Diane Bertholet, Unit 098 arrived later at 6:15 p.m.

**APPROVAL OF MEETING MINUTES:**

- Motion was made, seconded and unanimously carried to approve the July 29, 2014 minutes for the Regular Meeting #380 and the Executive Session #339 minutes of July 29, 2014.

**ASSOCIATION MANAGERS REPORT:**

**FINANCIAL REPORTS:** The Balance Sheet as of July 31, 2014 was reviewed and shows Total Current Asset Value of \$584,260.70. The totals are as follows:

ICS Money Market Savings	\$ 54,955.80
MOB CD-Matures 03-10-2015	\$ 130,152.17
MOB CD-Matures 09-27-2014	\$ 50,644.66
CAB Checking	\$ 22,185.26
SCB CD-Matures 06-02-2015	\$ 130,000.00
PWB CD-Matures 09-28-2014	\$ 130,990.33
MOB NOW Operating	\$ 68,351.48
Accounts Receivable	\$ (3,019.00)

**REVENUE AND EXPENSE STATEMENT:** At the end of July 2014, the Net Revenue Report shows Net Revenue of \$6,368.21. Expenses were \$39.81 over anticipated budget. It was noted that about \$7,000 in legal fees incurred in the last fiscal year have not yet been paid. Line item 6325 – Planter Beds needs to be reviewed to see if we need to allocate funds or adjust the budget.

**ACCOUNTS RECEIVABLE:** Member Balance Summary

10 units are past due \$5 or less and have been contacted by HOA manager.

1 unit owes \$160 and has been contacted by HOA manager

2 units owe \$240 and have been contacted by HOA manager

Unit #020 is past due \$710, but homeowner paid in full prior to this Board Meeting

Unit #036 is past due \$475, HOA manager contacted via written note and has not received a response

Unit #145 is past due \$475, contacted by Manager Becker of pre-lien status

Liens are currently in place on one unit:

Unit #044 final 2 checks, one for \$245 to be deposited on 8/15/14 and last check for \$245 to be deposited on 9/1/14 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 July 2014.**

**PHYSICAL PLANT:**

**Landscape Report:** The board had no questions

**Work Order Report:** The board had no questions

**Turf Removal Rebate Update:** Landscape Architect charges \$50 an hour x 5 hour = \$250 to do drawings. When Manager Becker gets approval from the city that funds have been allocated, the turf project will be started.

**Mailbox:** HOA Manager Becker had locking mailbox replaced to serve dual purposes. Close PO Box at Post Office and save money on rental and save time going to PO to pick up mail.

**HOMEOWNER COMMUNICATION:**

**OLD BUSINESS:**

1. Open Easement issue: Permit with points on Excessive Fees quoted, Right of Entry Permit, Use of Equipment, Site Access and communication from prior minutes with the Open Space Division. Will finalize with Board President Gray.
2. EGH attorney account: Negotiated 20% discount off of existing bill that was around \$7,000 and bills should be received this week with final totals.
3. Audit update: Auditor showed up on time and requested electronic files which he was given. Will return to look at payables. No accrual since we expensed payroll through June.
4. Paychex vacation accrual: set up issues resolved.

**ARCHITECTURAL COMMITTEE:**

- The ARC submitted by Unit #098 homeowner, Diane Bertholet, for full roof replacement was declined at the homeowner's request. **A motion was made, seconded and unanimously carried to decline the ARC request for the full roof replacement for unit # 098, based in part on visual inspection of VAHOA Manager and Maintenance Supervisor, and in part by the homeowner's request.**

**NEW BUSINESS:**

1. CAB Checking Account balance was zeroed out and money transferred to ICS Money Market Savings Account. Resolution as approved by the minutes of the previous meeting was presented to the board and the President for Signatures.
2. San Diego Parking Rules went into effect August 1, 2014 with a two week grace period issued by the city. Discussion only. No action required.

**ADJOURNMENT TO EXECUTIVE SESSION: None needed**

**ADJOURNMENT:** At 6:34 p.m. the Board adjourned the Regular Meeting.

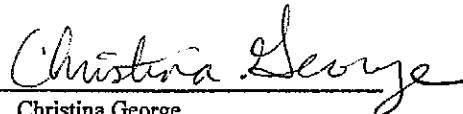
The next Regular Board Meeting is scheduled for September 16, 2014 at 5:30 p.m.

**Respectfully Submitted:**



Bruce A. Becker  
Manager & Recording Agent

**Approved:**



Christina George  
Association Secretary