

**VILLA ANTIGUA HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING**

**MINUTES OF October 22, 2014**

**REGULAR MEETING NO. 383**

**CALL TO ORDER:** The regular meeting of the Villa Antigua Homeowners Association was called to order by Marti Gray, President at 6:45 p.m. on Wednesday, October 22, 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  
Marla Fee, Treasurer  
Christina George, Secretary  
Steve Tracy, Member-at-Large

**MANAGEMENT:**

Bruce Becker

**ABSENT:**

**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:**

- Motion was made, seconded and unanimously carried to approve the September 16, 2014 minutes for the Regular Meeting #382 and for the Executive Session Meeting # 340.

**ARCHITECTURAL COMMITTEE:**

- The ARC submitted by Unit #157 for new replacement vinyl windows and doors in tan 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 September 30, 2014 was reviewed and shows Total Current Asset Value of \$590,236.25  
The totals are as follows:

ICS Money Market Savings	\$ 127,859.62
MOB CD-Matures 03-10-2015	\$ 130,229.57
SCB CD-Matures 06-02-2015	\$ 130,000.00
PWB CD-Matures 09-28-2014	\$ 131,198.64
MOB NOW Operating	\$ 74,125.92
Accounts Receivable	\$ (3,177.50)

**REVENUE AND EXPENSE STATEMENT:** At the end of September 2014, the Net Revenue Report shows Net Income of \$3,065.09. Expenses were \$648.29 under anticipated budget.

**ACCOUNTS RECEIVABLE:** Member Balance Summary

3 units are past due \$15 or less and have been contacted by HOA manager

Unit #149 is past due \$140, paid current as of this meeting

Unit #074 and #161 (same owner) are past due \$220 and have been contacted numerous times by HOA manager

Unit #168 is past due \$490, HOA manager contacted via written note and is sending pre-lien.

Unit #036 is past due \$1071.50, lien being finalized by lawyers. House is for sale.

Unit #072 is past due \$240, paid current as of this meeting

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

**PHYSICAL PLANT:**

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

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

**Turf Removal Rebate Update:** No turf rebate update

**HOMEOWNER COMMUNICATION:**

**OLD BUSINESS:**

1. Open Easement issue: VAHOA Manager contacted Paul Sivos the Deputy Director of Open Space and the prior Open Space Manager's supervisor. The permit was discussed and supposed to have been sent to the City Attorney. VAHOA Manager will be meeting with him the week of October 20-24 to discuss the next steps in the process.
2. Reserve CD Update: Pacific Western Bank (PWB) rolled maturing CD of \$130,000 to new 11 month CD and VAHOA received interest in the form of a check. One West Bank opened a 12-month CD at .75% from the balance of the ICS Money Market account, the interest received from PWB and additional money from the Operating account, which combined created a new CD in the amount of \$130,000.
3. Project Updates:
  - Bollards: we have paid for 16, installed 2 and are continuously working on the rest. 29 total bollards at \$60.00 a piece. By rehabbing the bollards through new paint and handmade lenses, VAHOA Manager is saving money for the association.
  - Vista Paint: VAHOA manager negotiated and has found a new supplier for paint for all association purposes including hardy board, wood and other trim and stucco. Old pricing was almost \$50 a gallon, and new pricing is \$20-\$28 a gallon and can be purchased by homeowners in quart size, thus saving money for the association and the homeowners.
  - Paperwork: Tree maintenance notice and revised Clubhouse Reservation Request form went out to all homeowners

**NEW BUSINESS:**

1. Newsletter and Audit Disclosure: will go out the end of the month.
2. Legal Representation: Discussion of Epstein, Grinnell & Howell (EG&H) cost for association's current needs. VAHOA manager will interview some lawyers and will bring the candidates in front of the board at a future date.
3. Health Insurance Renewal: Discussed and agreed to renew Aetna coverage at increased rate and to switch all employees to coverage within California during open enrollment.

**ADJOURNMENT:** At 7:57 p.m. the Board adjourned the Regular Meeting and called to order an Executive Session. The Executive Meeting was held to discuss Manager employment transition information and was adjourned back to the Regular Meeting at 8:26 p.m.

**RECONVENED:** At 8:26 p.m. the Regular Meeting was reconvened and the following Executive Session items were duly noted:

1. Job ad for new manager was discussed and edited and distribution at EG&H seminar was discussed.
2. Sites to post job ads were discussed and compared for pricing.
3. EG&H Legal Symposium is taking place November 7, 2014.

**ADJOURNMENT:** At 8:27 p.m. the Board adjourned the Regular Meeting.

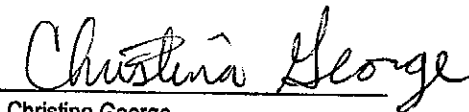
The next Regular Board Meeting is scheduled for November 18, 2014 at 5:30 p.m.

**Respectfully Submitted:**



Bruce A. Becker  
Manager & Recording Agent

**Approved:**



Christina George  
Association Secretary