

VILLA ANTIGUA HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING

MINUTES OF NOVEMBER 18, 2014

REGULAR MEETING NO. 384

**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, November 18, 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 Tracey, 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 October 22, 2014 minutes for the Regular Meeting #383 and for the Executive Session Meeting # 341.

**ARCHITECTURAL COMMITTEE:**

- The ARC submitted by Unit #049 for installation of Vivint Solar as long as in compliance with VAHOA regulations and the homeowner is responsible for water intrusion and painting the conduit was unanimously approved.

**ASSOCIATION MANAGERS REPORT:**

**FINANCIAL REPORTS:** The Balance Sheet as of October 31, 2014 was reviewed and shows Total Current Asset Value of \$585,981.68 The totals are as follows:

|                           |               |
|---------------------------|---------------|
| MOB CD-Matures 03-10-2015 | \$ 130,267.04 |
| OWB CD-Matures 10-08-2015 | \$ 130,000.00 |
| SCB CD-Matures 06-02-2015 | \$ 130,000.00 |
| PWB CD-Matures 08-30-2015 | \$ 130,000.00 |
| MOB NOW Operating         | \$ 67,973.14  |
| Accounts Receivable       | \$ (2,258.50) |

**REVENUE AND EXPENSE STATEMENT:** At the end of October 2014, the Net Revenue Report shows Net Income of \$3,065.09. Expenses were \$653.85 under anticipated budget.

**ACCOUNTS RECEIVABLE:** Member Balance Summary

3 units are past due \$20 or less and have been contacted by HOA manager

Unit #149 is \$130 behind and has been contacted by HOA manager

Unit #074 and #161 (same owner) are past due \$220 each formal letter from HOA manager pending

Unit #168 is past due \$802, Pre-lien sent 11/13. Promise to pay pre-lien amount with monthly ACH established moving forward.

Unit # 192 sold – we owe \$235

Unit # 145 is past due \$240 promise of payment being sent.

Unit # 020 paid up to date as of this meeting

Unit # 007 past due \$240 promise to pay

Unit #036 is past due \$1359.50 total prior to payment. 2<sup>nd</sup> pre-lien sent. Paid \$470 as of this meeting and owes 4 payments

**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:** Landscape Plan Concept B chosen. Negotiating for \$3.50 a sq. foot in rebate vs. \$2.00 per sq. foot. Metropolitan Water District offers \$2.00 rebate. County of San Diego offers \$1.50 in addition to Metropolitan Water District.

**HOMEOWNER COMMUNICATION:**

**OLD BUSINESS:**

1. Open Easement issue: VAHOA Manager is meeting with Paul Sivos and 2 other gentlemen with on November 24. Original meeting scheduled was October was rescheduled.
2. Legal Representation – report in January 2015

**NEW BUSINESS:**

1. Annual Meeting and Elections: Annual meeting date April 28, 2015. VAHOA will pick the Inspector of Elections in January. VAHOA manager will send out an email asking for candidates in January. HOA manager Becker composed an election timetable and calendar of important actions.
2. Matrix of Component Responsibility: VAHOA manager Becker made up a list of Maintenance Responsibilities. VAHOA will make up a sub committee in December to work on and finalize with comparisons to CC & R's and Architectural Guidelines.

**ADJOURNMENT:** At 6:32 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 Employee Gifts and was adjourned back to the Regular Meeting at 7:39 p.m.


**RECONVENED:** At 7:39 p.m. the Regular Meeting was reconvened and the following Executive Session items were duly noted:

1. Employment transition information, employee benefits and prospective employee benefits
2. Employee 2014 Christmas gift given to five employees.

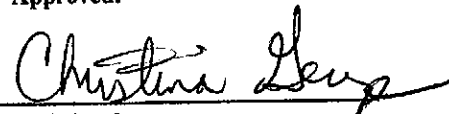
**ADJOURNMENT:** At 7:40 p.m. the Board adjourned the Regular Meeting.

The next Regular Board Meeting is scheduled for January 15, 2015 at 5:30 p.m.

**Respectfully Submitted:**

  
Bruce A. Becker  
Manager & Recording Agent

**Approved:**

  
Christina George  
Association Secretary