

**VILLA ANTIGUA HOMEOWNERS ASSOCIATION
REGULAR MINUTES OF BOARD OF DIRECTORS MEETING
APRIL 25, 2018**

The Regular Meeting of the Villa Antigua Homeowners Association Board of Directors was called to order by President, Marti Gray at 5:30 p.m., Wednesday, April 25, 2018 at the Villa Antigua office, 5844 Menorca Drive, San Diego, California.

A quorum was established with the following Directors in attendance:

Directors Present: Marti Gray, President
 Kathy Townsend, Vice-President
 Maureen Ruchhoeft, Secretary
 Marla Fee, Treasurer

Directors Absent: Deanne Bowman, Director at Large

Also Present: Clover Ericson, General Manager

MEMBER OPEN FORUM

No homeowners were in attendance.

SUMMARY OF EXECUTIVE SESSION

The Board met in Executive Session on March 21, 2018 to approve meeting minutes and discuss third party contracts, legal matters and delinquencies.

MINUTES

The minutes of the Regular and Executive Session Meetings held on March 21, 2018 were reviewed. *Upon a motion duly made, seconded and carried, the Regular and Executive Session Meeting minutes were unanimously approved.*

FINANCIAL

BALANCE SHEET as of March 30, 2018 was reviewed and shows Total Current Asset Value of **\$520,123.62**.

REVENUE AND EXPENSE STATEMENTS as of March 30, 2018 was reviewed. Net Revenue Report shows Net income/(expense) of \$5,073.34 as of March 30, 2018. Income was \$7,608.59 over anticipated budget.

ACCOUNTS RECEIVABLE: Member Balance Summary

- Unit #099 owes \$270.00. Payment received in full on 04/10/18 and currently owes for April.
- Unit #063 & #063-B owes a combined \$6,507.40. Lien filed 02/13/17. Account will be discussed further in executive session.

1. Accept Financial Statements: *Upon a motion duly made, seconded and carried, March 2018 financial statements were accepted, subject to year-end audit.*

ARCHITECTURAL REQUESTS

1. Unit #104 – The Board reviewed the homeowner’s application to replace all window and sliders except for one master bath window. Homeowner requested that the Board consider approving the bronze or black vinyl trim as an option. *Upon a motion duly made, seconded and carried, the application was approved, with one vote against, in the black or bronze vinyl color option contingent upon the owner ensuring that the remaining guidelines set forth in Policy Resolution No.05 are adhered to and that all windows are uniform in color that can be seen from the common areas. Director Townsend denied approving the application in the requested black or bronze colors.*
2. Unit #029 – The Board reviewed the homeowner’s application to remove the damaged stucco privacy wall in front of unit. *Upon a motion duly made, seconded and carried, the application was approved contingent upon the HOA reserving the right to rebuild the privacy wall at a later date.*

ACTION ITEMS

NEW BUSINESS:

1. HOA Insurance Proposals – The Board reviewed LaBarre Oksnee’s renewal proposal submitted to include Property and Liability, D&O, Fidelity and Umbrella coverages from 05/01/18-05/01/19. *Upon a motion duly made, seconded and carried, the Board approved LaBarre Oksnee’s insurance package totaling an annual premium of \$6,485.00 for coverages meeting current insurance limits dating from 05/01/18-05/01/19.*

NEXT MEETING: Board meeting TBD at Organizational Meeting.

ADJOURNMENT

There being no further business, *a motion was made to adjourn the meeting at 6:11 p.m., which carried unanimously.*

Respectfully Submitted & Approved:



Maureen Ruchhoeft
Association Secretary