

**VILLA ANTIGUA HOMEOWNERS ASSOCIATION
REGULAR MINUTES OF BOARD OF DIRECTORS MEETING
JUNE 27, 2018**

The Regular Meeting of the Villa Antigua Homeowners Association Board of Directors was called to order by President, Jan Whitacre 4:30 p.m., Wednesday, June 27, 2018 at the Villa Antigua office, 5844 Menorca Drive, San Diego, California.

A quorum was established with the following Directors in attendance:

Directors Present: Jan Whitacre, President
Kathy Townsend, Vice-President
Marla Fee, Treasurer

Directors Absent: Maureen Ruchhoeft, Secretary
Deanne Bowman, Director at Large

Also Present: Clover Ericson, General Manager and three interested homeowners

MEMBER OPEN FORUM

The homeowners in attendance were provided the opportunity to address the Board.

SUMMARY OF EXECUTIVE SESSION

The Board met in executive session on May 17, 2018 to discuss delinquencies.

MINUTES

The minutes of the Regular Session Meeting held on May 17, 2018 were reviewed. *Upon a motion duly made, seconded and carried, the minutes were unanimously approved.*

FINANCIAL

BALANCE SHEET as of May 31, 2018 was reviewed and shows Total Current Asset Value of **\$524,331.87**

REVENUE AND EXPENSE STATEMENT as of May 31, 2018 was reviewed. Net Revenue Report shows Net income/(expense) of \$1,931.62 as of May 31, 2018. Income was \$5,824.37 over anticipated budget.

ACCOUNTS RECEIVABLE: Member Balance Summary

- Unit #017 owes \$297.00. Homeowner paid in full and is current.
 - Unit #063 & #063-B owes a combined \$7,366.66. 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, May 2018 financial statements were accepted, subject to year-end audit.*
 2. **Proposal for the 2018 Fiscal Year End Taxes/Annual Financial Review:** *Upon a motion duly made, seconded and carried, the Board approved Greg Villard's proposal to complete the 2018 fiscal year end taxes in the amount of \$1,500.00 and, if applicable, the \$75.00 fee to prepare the annual State Board of Equalization use tax return.*

ARCHITECTURAL REQUESTS

1. Unit #050 – The Board reviewed the homeowner’s application to install a rear glass privacy fence. *Upon a motion duly made, seconded and carried, the application was approved contingent upon the owner following guidelines set forth in Policy Resolution No.05. The Board recommends that a property survey be completed to ensure that the glass fence be contained within the property boundaries.*
2. Unit #159 - The Board reviewed the homeowner’s application to replace one window above garage in a vinyl trim color Taupe. *Upon a motion duly made, seconded and carried, the application was denied based on the current policy resolution No.05 guideline restrictions. The owner can proceed if one of the 4 approved colors are selected. The Board will be revisiting the color restrictions at the next meeting if owner would like to wait to determine the outcome of that possible change.*

ACTION ITEMS

NEW BUSINESS:

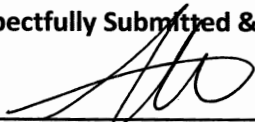
1. Workers Compensation Proposals – *Upon a motion duly made, seconded and carried, the Board approved Hanover’s renewal offer in the annual amount of \$8,381.00 to be effective from July 1, 2018-July 1, 2019.*
2. Annual Tree Trimming Proposals – The Board reviewed four proposals to provide a 3 year-cycle of tree trimming services. *Upon a motion duly made, seconded and carried, the Board approved Western Tree’s 3-year cycle proposal and authorize entering into a one-year contract in the amount of \$34,850.00 for tree trimming to be performed in the 2018-19 fiscal year.*
3. Phase 3 and 4 Garage Wood Repairs Proposals – The Board reviewed two proposals to repair damaged wood on the garage doors of the phase 3 and 4 painting project. *Upon a motion duly made, seconded and carried, the Board denied both proposals and will utilize the monthly maintenance contract with Brasseur’s to perform the repairs under contract.*
4. Ratify Spa Filter Replacement – *Upon a motion duly made, seconded and carried, the Board ratified Savin Pools proposal to replace the spa filter in the amount of \$1,250.00.*
5. Ratify Unit 185 Wing Wall Repair – *Upon a motion duly made, seconded and carried, the Board ratified Brasseur’s Construction proposal to repair 100 square feet of stucco on the wing wall located at 10768 Portobelo Drive in the amount of \$2,429.40.*

NEXT MEETING: July 25, 2018

ADJOURNMENT

There being no further business, *a motion was made to adjourn the meeting at 6:38 p.m., which carried unanimously.*

Respectfully Submitted & Approved:



Maureen Ruchhoeft
Association Secretary