

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

The Regular Meeting of the Villa Antigua Homeowners Association Board of Directors was called to order by President, Jan Whitacre at 4:33 p.m., Wednesday, July 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: Jan Whitacre, 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**

There were no homeowners in attendance.

**SUMMARY OF EXECUTIVE SESSION**

The Board met in executive session on June 27, 2018 to approve meeting minutes, discuss delinquencies, legal and personnel matters.

**MINUTES**

The minutes of the Regular Session Meeting held on June 27, 2018 were reviewed. *Upon a motion duly made, seconded and carried, the minutes were unanimously approved with one minor spelling correction.*

**FINANCIAL**

BALANCE SHEET as of June 30, 2018 was reviewed and shows Total Current Asset Value of **\$468,487.06**.

REVENUE AND EXPENSE STATEMENT as of June 30, 2018 was reviewed. Net Revenue Report shows Net income/(expense) of \$10,619.33 as of June 30, 2018. Income was \$10,619.33 over anticipated budget.

**ACCOUNTS RECEIVABLE: Member Balance Summary**

- Unit #072 owes \$270.00. Payment received in full on 6/28/18 & is current.
- Unit #020 owes \$270.00. Payment received in full on 6/14/18 & is current.
- Unit #152 owes \$297.00. Management received payment on 7/2/18 but check was returned by bank for insufficient funds. Management has contacted owner to notify & will monitor and issue pre-lien in accordance with the collection policy.
- Unit #017 owes \$567.00. Payment received in full on 6/27/18 & is current.
- Unit #063 & #063-B owes a combined \$7,956.30. Payment has been received in full and is current with new owner.

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

#### **ARCHITECTURAL REQUESTS**

1. Unit #099 - The Board reviewed the homeowner's application to install roof mounted solar panels. *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 specifically ensuring all cables or encasing for cables are painted to match the surface they are placed upon.*

#### **ACTION ITEMS**

##### **OLD BUSINESS:**

1. Proposed Rule Change for Policy Resolution No. 5 – The Board reviewed the current Architectural Policy Resolution No. 5 Guidelines for possible changes. *Upon a motion duly made, seconded and carried, the Board authorized sending a copy of the proposed revised Guidelines to be distributed to the membership; giving them at least thirty days written notice prior to enacting the new rules so they can comment on the proposed changes.*

**NEXT MEETING:** August 15, 2018

#### **ADJOURNMENT**

There being no further business, *a motion was made to adjourn the meeting at 6:27 p.m., which carried unanimously.*

**Respectfully Submitted & Approved:**



Maureen Ruchhoeft  
Association Secretary