

VILLA ANTIGUA HOMEOWNERS ASSOCIATION
REGULAR MINUTES OF BOARD OF DIRECTORS MEETING
JUNE 21, 2017

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, June 21, 2017 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
Marla Fee, Treasurer
Maureen Ruchhoeft, Secretary

Directors Absent: Deanne Bowman, Director at Large

Also Present: Clover Ericson, General Manager and one interested homeowner

MEMBER OPEN FORUM

The homeowner in attendance was provided the opportunity to address concerns with the Board. The homeowner expressed issues with the following; 1) patches of grass that will not grow in his yard and the general appearance of the grass in his zone, 2) the city schedule to perform street repairs is not until 2020 and feels the HOA should take action, 3) vehicles violating the city street parking ordinance & general excessive vehicles at residences, 4) continued violations at properties throughout the community.

SUMMARY OF EXECUTIVE SESSION

The Board met in executive session on May 17, 2017 to approve meeting minutes, discuss delinquencies and member discipline matters.

MINUTES

The minutes of the Regular Session Meeting held on May 17, 2017 were reviewed. *Upon a motion duly made, seconded and carried, the minutes were unanimously approved.*

FINANCIAL

BALANCE SHEET as of May 31, 2017 was reviewed and shows Total Current Asset Value of **\$480,940.45**

REVENUE AND EXPENSE STATEMENT as of May 31, 2017 was reviewed. Net Revenue Report shows Net income/(expense) of \$11,230.98 as of May 31, 2017. Income was \$9,587.98 over anticipated budget.

ACCOUNTS RECEIVABLE: Member Balance Summary

- Unit #017 owes \$286.00. Homeowner paid in full and is current.
- Unit #171 owes \$286.00. Homeowner has been in communication with Management and is expected to pay both May and June's assessment in full by the end of June.
- Unit #099 owes \$286.00. Homeowner paid in full and is current.
- Unit #187 owes \$2,339.50. Lien filed 03/06/17. Further account discussion in executive session.
- Unit #063 owes \$2,994.00. Lien filed 02/13/17. Further account discussion in executive session.

1. **Accept Financial Statements:** *Upon a motion duly made, seconded and carried, May 2017 financial statements were accepted, subject to year-end audit.*
2. **Proposal for the 2017 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 2017 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 #054 - The Board reviewed the homeowner's application to replace the front screen door and 3 rear windows. *Upon a motion duly made, seconded and carried, the application was approved contingent upon the owner following all guidelines set forth in Policy Resolution No.05.*
2. Unit #164 - The Board reviewed the homeowner's application to replace a bathroom side window. *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.*
3. Unit #032 - The Board reviewed the homeowner's application to install a new window in the living room on a north facing wall. *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.*
4. Unit #006 - The Board reviewed the homeowner's application to install a satellite dish. *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.*

ACTION ITEMS

OLD BUSINESS:

1. Unit 186: Foundation Concerns – The Board reviewed the emailed letter submitted by the owner of Unit 186. The Board will discuss details of this issue during the member discipline matters of the executive session.

NEW BUSINESS:

1. Employee Healthcare Renewal Proposals – *Upon a motion duly made, seconded and carried, the Board approved Sharp's Platinum 0/10/300 plan in the Premier Network for a monthly cost of \$2,175.47 for four employees to be effective July 1, 2017.*
2. Workers Compensation Proposals – *Upon a motion duly made, seconded and carried, the Board approved Employers Compensation Insurance in the annual amount of \$8,713.00 contingent upon the current carrier, Hanover, not being able to match or lower their annual rate to be effective July 1, 2017.*
3. Santo Road Open Space Proposal – The Board reviewed Kirk's proposal to address the continued dumping of wood chips in the open space area along Santo Road. *Upon a motion duly made, seconded and carried, the Board approved Kirk's proposed total amount of \$1,175.00 to clean up and spread wood chips (\$600) and install 275 feet of chain with posts (\$575) in the open space area along the southern end of Santo Road.*
4. Unit 032 Stucco/Paper Repairs – The Board review the homeowners email and pictures of interior wall demo. *Upon a motion duly made, seconded and carried, the Board denied the homeowners request to pay \$2,500.00 to repair deteriorated paper and stucco based on the contractor's evaluation that there was no evidence of mold or leaks which would have required the HOA to address the exterior repairs.* The HOA's maintenance did not create the paper deterioration and it is incumbent upon the homeowner to address repairs associated with improvement renovations.
5. Tree Removal Request – The Board reviewed Unit 032's emailed request to remove a Eucalyptus tree at the homeowners' expense. *Upon a motion duly made, seconded and carried, the Board approved the request to*

remove one Eucalyptus tree located in the common area behind Unit 32's property along Santo Road at the homeowners' expense

6. Bench Plaque Request – The Board reviewed the homeowners request to install a memorial plaque on the HOA's common area Hardie Wood bench. *Upon a motion duly made, seconded and carried, the Board denied the homeowners request as it sets an unfair precedence to other past and future Board members.*
7. Parking Pass Implementation – The Board reviewed the homeowners request to consider implementing voluntary parking passes. *Upon a motion duly made, seconded and carried, the Board denied the homeowners request.*
8. Ratify Spa Heater Replacement – *Upon a motion duly made, seconded and carried, the Board ratified the emergency emailed vote on May 30, 2017 approving Savin Pools proposal to replace the spa heater in the amount of \$3,200.00.*

NEXT MEETING: TBD

ADJOURNMENT

There being no further business, a motion was made to adjourn the meeting at 7:43 p.m., which carried unanimously.

Respectfully Submitted & Approved:



Maureen Ruchhoeft
Association Secretary