

VILLA ANTIGUA HOMEOWNERS ASSOCIATION
REGULAR MINUTES OF BOARD OF DIRECTORS MEETING
JULY 18, 2017

The Regular Meeting of the Villa Antigua Homeowners Association Board of Directors was called to order by Vice President, Kathy Townsend at 6:35 p.m., Tuesday, July 18, 2017 at the Villa Antigua office, 5844 Menorca Drive, San Diego, California.

A quorum was established with the following Directors in attendance:

Directors Present: Kathy Townsend, Vice-President
Maureen Ruchhoeft, Secretary
Deanne Bowman, Director at Large

Directors Absent: Marti Gray, President
Marla Fee, Treasurer

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 21, 2017 to approve meeting minutes, discuss delinquencies, member discipline and personnel matters. The Board met in executive session on July 18, 2017 to approve meeting minutes, discuss delinquencies and member discipline matters.

MINUTES

The minutes of the Regular Session Meeting held on June 21, 2017 were reviewed. *Upon a motion duly made, seconded and carried, the minutes were unanimously approved.*

FINANCIAL

BALANCE SHEET as of June 30, 2017 was reviewed and shows Total Current Asset Value of **\$474,070.88**.

REVENUE AND EXPENSE STATEMENT as of June 30, 2017 was reviewed. Net Revenue Report shows Net income/(expense) of \$7,878.83 as of June 30, 2017. Income was \$7,878.83 over anticipated budget.

ACCOUNTS RECEIVABLE: Member Balance Summary

- Unit #207 owes \$50.00 for a replacement pool gate card. Management is hold card pending receipt of payment.
- Unit #099 owes \$260.00. Management will monitor and issue pre-lien in accordance with the collection policy.
- Unit #063 owes \$3,254.00. Lien filed 02/13/17. Account was discussed further in executive session.

1. **Accept Financial Statements:** *Upon a motion duly made, seconded and carried, June 2017 financial statements were accepted, subject to year-end audit.*

ARCHITECTURAL REQUESTS

1. Unit #134 - The Board reviewed the homeowner's application to install gutters and replace windows and sliders. *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.*
2. Unit #171 - The Board reviewed the homeowner's application to replace all windows. *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

NEW BUSINESS:

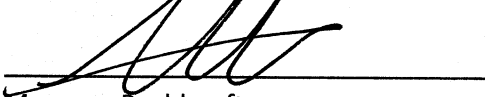
1. Unit 117 Dry Rot Wood Repair Reimbursement – The Board reviewed the homeowners request to reimburse her \$670.00 for repairs made to dry rotted wood. Based on the termite report presented, the rotted wood was on the fascia which is a component maintained by the homeowner. *Upon a motion duly made, seconded and carried, the Board denied the homeowners reimbursement request of \$670.00 based on the report that is was for replacement of fascia.*
2. Unit 185 Weep Screed Repairs – The Board reviewed Brasseur's proposal in the amount of \$1,265.00 to repair 25' of weep screed and stucco approximately 18" from weep screed. *Upon a motion duly made, seconded and carried, the Board approved the proposal in the amount of \$1,265.00.*
3. Legal Fee Increases– *Upon a motion duly made, seconded and carried, the Board approved Epsten Grinnell & Howell's legal fee increases effective October 2017.*

NEXT MEETING: August 16, 2017

ADJOURNMENT

There being no further business, *a motion was made to adjourn the meeting at 7:35 p.m., which carried unanimously.*

Respectfully Submitted & Approved:



Maureen Ruchhoeft
Association Secretary