

VILLA ANTIGUA HOMEOWNERS ASSOCIATION
REGULAR MINUTES OF BOARD OF DIRECTORS MEETING
AUGUST 15, 2018

The Regular Meeting of the Villa Antigua Homeowners Association Board of Directors was called to order by President, Jan Whitacre at 4:35 p.m., Wednesday, August 15, 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 and two interested homeowners

MEMBER OPEN FORUM

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

SUMMARY OF EXECUTIVE SESSION

The Board met in executive session on July 25, 2018 to approve meeting minutes and discuss delinquencies.

MINUTES

The minutes of the Regular and Executive Session Meetings held on July 25, 2018 were reviewed. *Upon a motion duly made, seconded and carried, the minutes were unanimously approved.*

FINANCIAL

BALANCE SHEET as of July 31, 2018 was reviewed and shows Total Current Asset Value of **\$445,587.78**.

REVENUE AND EXPENSE STATEMENT as of July 31, 2018 was reviewed. Net Revenue Report shows Net income/(expense) of \$2,049.92 as of July 31, 2018. Income was \$6,832.35 over anticipated budget.

ACCOUNTS RECEIVABLE: Member Balance Summary

- Unit #147 owes \$50.00. Payment received in full on 8/10/18 & is current.
- Unit #153 owes \$320.00. Payment received in full on 7/30/18 & is current.
- Unit #020 owes \$320.00. Payment received in full on 8/10/18 & is current.
- Unit #108 owes \$320.00. Payment received in full on 7/30/18 & is current.
- Unit #152 owes \$652.00. \$320.00 Payment received on 7/26/18. Management has been in communication with owner and will be receiving full payment by the end of August to bring her account current.

1. **Accept Financial Statements:** *Upon a motion duly made, seconded and carried, July 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.*
2. Unit #153 – The Board reviewed both of the homeowner's applications to replace all windows and sliders. *Upon a motion duly made, seconded and carried, the application for tan vinyl trim was approved contingent upon the owner following guidelines set forth in Policy Resolution No.05. Upon a motion duly made, seconded and carried, the application for white vinyl trim was denied due to the current guidelines set forth in Policy Resolution No.05 prohibiting the color white.*
3. Unit #024 - The Board reviewed the homeowner's application to install new front entry door. *Upon a motion duly made, seconded and carried, the application was approved as submitted since the door is not visible from the street, contingent upon the owner following guidelines set forth in Policy Resolution No.05.*

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 and the comments submitted thus far. No further changes were implemented.

NEXT MEETING: September 26, 2018

ADJOURNMENT

There being no further business, *a motion was made to adjourn the meeting at 6:07 p.m., which carried unanimously.*

Respectfully Submitted & Approved:



Maureen Ruchhoeft
Association Secretary