

**VILLA ANTIGUA HOMEOWNERS ASSOCIATION  
REGULAR MINUTES OF BOARD OF DIRECTORS MEETING  
OCTOBER 24, 2018**

The Regular Meeting of the Villa Antigua Homeowners Association Board of Directors was called to order by Vice President, Kathy Townsend at 4:33 p.m., Wednesday, October 24, 2018 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  
Marla Fee, Treasurer

Directors Absent: Jan Whitacre, President  
Deanne Bowman, Director at Large

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

**MEMBER OPEN FORUM**

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

**SUMMARY OF EXECUTIVE SESSION**

No executive session was held in September.

**MINUTES**

The minutes of the Regular Session Meeting held on September 26, 2018 were reviewed. *Upon a motion duly made, seconded and carried, the minutes were unanimously approved.*

**FINANCIAL**

BALANCE SHEET as of September 30, 2018 was reviewed and shows Total Current Asset Value of **\$407,152.39**.

REVENUE AND EXPENSE STATEMENT as of September 30, 2018 was reviewed. Net Revenue Report shows Net income/(expense) of \$3,401.88 as of September 30, 2018. Income was \$7,696.42 over anticipated budget.

ACCOUNTS RECEIVABLE: Member Balance Summary

- Unit #198 owes \$50.00. Payment received on 10/02/18.
- Unit #017 owes 305.00. Payment received on 10/04/18 & is current through November 1, 2018.
- Unit #020 owes \$352.00. Payment received in full on 10/04/18 & currently owes for October.

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

**ARCHITECTURAL REQUESTS**

1. Unit #188 - The Board reviewed the homeowner's applications to install a chain link fence at the rear of his property. *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 #017 - The Board reviewed the homeowner's application to replace one bathroom window in the rear of the unit. *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 #088 - The Board reviewed the homeowner's applications to replace exterior light fixtures. *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 #158 - The Board reviewed the homeowner's application to install gutters. *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 and that the gutters are painted in the follow colors; color Navajo over any stucco, color Clay over any Hardie Board & color Weathered Bronze over any fascia boards.*

#### **ACTION ITEMS**

##### **NEW BUSINESS:**

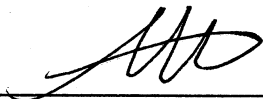
1. Empire Works Balcony Deck Proposals for Units 099, 171 & 156 – The Board reviewed Empire Works proposals submitted for repairs to three decks found during the painting process. *Upon a motion duly made, seconded and carried, the Board approved Empire Works' proposals in the total amount of \$27,248.00. The work will be on hold for a maximum amount of 6 months or when funds become available, whichever is sooner.*

**NEXT MEETING:** November 28, 2018

#### **ADJOURNMENT**

There being no further business, *a motion was made to adjourn the meeting at 5:19 p.m., which carried unanimously.*

**Respectfully Submitted & Approved:**



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Maureen Ruchhoeft  
Association Secretary