

**VILLA ANTIGUA HOMEOWNERS ASSOCIATION
REGULAR MINUTES OF BOARD OF DIRECTORS MEETING
JANUARY 16, 2019**

The Regular Meeting of the Villa Antigua Homeowners Association Board of Directors was called to order by Vice President, Kathy Townsend at 4:40 p.m., Wednesday, January 16, 2019 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. Both members were present to discuss their specific architectural applications.

SUMMARY OF EXECUTIVE SESSION

The Board met in executive session on November 28, 2018 to approve meeting minutes and discuss member discipline matters.

MINUTES

The minutes of the Regular Session Meeting held on November 28, 2018 were reviewed. *Upon a motion duly made, seconded and carried, the minutes were unanimously approved.*

FINANCIAL

BALANCE SHEET as of November 30, 2018 and December 31, 2018 were reviewed and shows Total Current Asset Value of **\$301,625.53** as of December 31, 2018.

REVENUE AND EXPENSE STATEMENT as of November 30, 2018 and December 31, 2018 were reviewed. Net Revenue Report shows Net income/(expense) of \$6,775.82 as of December 31, 2018. Income was \$7,959.34 over anticipated budget.

ACCOUNTS RECEIVABLE: Member Balance Summary

- Unit #147 owes \$100.00. Payment received on 01/15/19 and is current through 01/31/19.
- Unit #059 owes \$150.00 in fine charges applied at the 11/28/18 meeting. HO issued appeal to Board.
- Unit #017 owes 332.00. Management will follow the collection policy and issue a pre-lien notice on any balances that extend beyond 45 days.
- Unit #020 owes \$352.00. Payment received on 01/18/19.
- Unit #152 owes \$352.00. Management will follow collection policy and issue a pre-lien notice on balances extending beyond 45 days.

1. **Accept Financial Statements:** *Upon a motion duly made, seconded and carried, November and December 2018 financial statements were accepted, subject to year-end audit.*
2. **Assembly Bill 2912**
 - a. *Monthly Financial Report Review: Upon a motion duly made, seconded and unanimously carried, the Board authorized sending monthly financial reports to all Board members during months where no meetings are held. All Directors will respond in accordance with AB 2912.*
 - b. *Transfer of Funds: Upon a motion duly made, seconded and unanimously carried, the Board approved adding a monthly resolution to the consent calendar and approved of the resolution as submitted.*

ARCHITECTURAL REQUESTS

1. Unit #185 - The Board review the homeowner's application to install gutters and downspouts on the zero lot of line wall of his home facing Unit #184. *Upon a motion duly made, seconded and carried, the application was denied based on the amended CC&Rs Section 7.1; items (a) General & (d) Alterations, stating that neighbor's permission is required to install gutters/downspout on the zero-lot line, shared, party wall.*
2. Unit #068 - The Board reviewed the homeowner's application to replace the front entry door with an off-white door (similar to almond) and install a black security screen door. *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 #023 - The Board reviewed the homeowner's application to replace all windows and sliders with a tan exterior trim color. *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 applications to replace his mailbox with a Mail Manager Pro locking security mailbox, post and spreader bar. *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 owner assuming all responsibility of the installation of both post & mailbox.*
5. Unit #088 - The Board reviewed the homeowner's application to install a black or bronze security screen door. *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.*
6. Unit #158 - The Board reviewed the homeowner's application to replace all windows and sliders with a canvas exterior trim color, which is similar to color almond. *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:

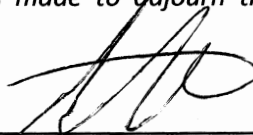
1. Roof Specification Review – The Board tabled this matter until the next Board meeting and requested Manager obtain bids for review.

NEXT MEETING: February 20, 2019. Annual Meeting selected: April 24, 2019 at 7pm.

ADJOURNMENT

There being no further business, *a motion was made to adjourn the meeting at 6:55 p.m., which carried unanimously.*

Respectfully Submitted & Approved:



Maureen Ruchhoeft
Association Secretary