

**VILLA ANTIGUA HOMEOWNERS ASSOCIATION
REGULAR MINUTES OF BOARD OF DIRECTORS MEETING
FEBRUARY 20, 2019**

The Regular Meeting of the Villa Antigua Homeowners Association Board of Directors was called to order by President, Jan Whitacre at 3:33 p.m., Wednesday, February 20, 2019 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 provided the opportunity to address the Board. Unit 023 discussed his concerns regarding a broken fountain. The owner confirmed he is not requesting a replacement or financial reimbursement from the HOA or any contractor.

SUMMARY OF EXECUTIVE SESSION

The Board met in executive session on January 16, 2019 to approve meeting minutes and discuss member discipline matters.

MINUTES

The minutes of the Regular Session Meeting held on January 16, 2019 were reviewed. *Upon a motion duly made, seconded and carried, the minutes were approved with one abstention. (Whitacre)*

CONSENT CALENDAR

Funds Transfer Resolution was adopted by general consent.

FINANCIAL

BALANCE SHEET as of January 31, 2019 was reviewed and shows Total Current Asset Value of **\$251,813.39** as of January 31, 2019.

REVENUE AND EXPENSE STATEMENT as of January 31, 2019 was reviewed. Net Revenue Report shows Net income/(expense) of \$2,120.94 as of January 31, 2019. Income was \$10,418.64 over anticipated budget.

ACCOUNTS RECEIVABLE: Member Balance Summary

- Unit #059 owes \$150.00 in fine charges applied at the 11/28/18 meeting. Payment received 02/20/19. Will be discussed further in executive session.
- Unit #020 owes \$352.00. Payment received on 02/12/19.
- Unit #152 owes \$704.00. Payment received on 02/04/19.

1. **Accept Financial Statements:** *Upon a motion duly made, seconded and carried, January 2019 financial statements were accepted, subject to year-end audit.*
2. **Reserve Study Draft:** *Upon a motion duly made, seconded and carried, the draft 2019 Reserve Study prepared by Association Reserves was unanimously approved with corrections to the shared party fence addresses and including 20 irrigation timers.*

ARCHITECTURAL REQUESTS

1. Unit #115 - The Board review 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 #001 & #002 - The Board reviewed the homeowners' application to replace mailboxes at both units with a Mail Manager Pro locking security mailbox. *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, owner installing a post and spreader bar and assuming all responsibility of the installation of both post & mailbox.*
3. Unit #150 - The Board reviewed the homeowner's application to build a room addition connecting his garage to his home and adding a second floor above the garage. *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, no windows or openings are made in any existing or extension of the zero-lot line wall and that all exterior window frames are vinyl and be in the approved tan or almond color.*
4. Unit #087 - The Board reviewed the homeowner's application to install an AC unit and replace 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. Board member Ruchhoeft recused herself from discussion and voting.*

ACTION ITEMS

UNFINISHED BUSINESS:

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

NEW BUSINESS:

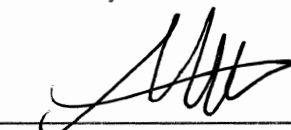
1. Unit 066 Tree removal request – The Board reviewed the owner's documents, Western Tree's proposal in the amount of \$450.00 for the removal, along with the arborist's review of the tree and area. *Upon a motion duly made, seconded and carried, the Board denied the owners request to remove the tree based on the arborist's findings of no apparent structural damage and the tree is in front of the neighbor's property.*
2. Appoint Inspector of Elections – *Upon a motion duly made, seconded and carried, the Board approved the current manager, Clover Ericson, as Inspector of Elections in accordance with the Associations Bylaws.*

NEXT MEETING: March 20, 2019.

ADJOURNMENT

There being no further business, a motion was made to adjourn the meeting at 4:56 p.m., which carried unanimously.

Respectfully Submitted & Approved:



Maureen Ruchhoeft, Association Secretary