

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

The Regular Meeting of the Villa Antigua Homeowners Association Board of Directors was called to order by President, Jan Whitacre at 4:31 p.m., Wednesday, March 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
Maureen Ruchhoeft, Secretary
Marla Fee, Treasurer

Directors Absent: Kathy Townsend, Vice-President
Deanne Bowman, Director at Large

Also Present: Clover Ericson, General Manager and one interested homeowner.

MEMBER OPEN FORUM

The homeowner in attendance was provided the opportunity to address the Board.

SUMMARY OF EXECUTIVE SESSION

The Board met in executive session on February 20, 2019 to approve meeting minutes and discuss member discipline matters.

MINUTES

The minutes of the Regular Session Meeting held on February 20, 2019 were reviewed. *Upon a motion duly made, seconded and carried, the minutes were unanimously approved.*

CONSENT CALENDAR

Funds Transfer Resolution was adopted by general consent.

FINANCIAL

BALANCE SHEET as of February 28, 2019 was reviewed and shows Total Current Asset Value of **\$262,373.64**.

REVENUE AND EXPENSE STATEMENT as of February 28, 2019 was reviewed. Net Revenue Report shows Net income/(expense) of \$9,686.16. Income was \$9,762.04 over anticipated budget.

ACCOUNTS RECEIVABLE: Member Balance Summary

- Unit #017 owes \$279.00. Homeowner is in communication with manager and has a payment plan to get caught up. No balance goes beyond 45 days. Manager will continue to closely monitor.
- Unit #152 owes \$334.00. Payment received on 03/01/19.
- Unit #020 owes \$352.00. Payment received on 03/06/19.

1. **Accept Financial Statements:** *Upon a motion duly made, seconded and carried, February 2019 financial statements were accepted, subject to year-end audit.*

2. **2019—2020 Proposed Budget:** *Upon a motion duly made, seconded and carried, the 2019-2020 proposed budget to increase assessments by \$10.00 to \$330.00 a month was unanimously approved effective July 1, 2019. Based on the collection policy, the late fee will also increase to \$33.00.*

ARCHITECTURAL REQUESTS

1. Unit #088 - The Board review the homeowner's application to replace the front security door with a revised door from a previous approval. *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 #088 - 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.*
3. Unit #158 - The Board reviewed the homeowner's application to remove the stucco pop-outs, a.k.a. dormers, and Hardie Board surrounding his front windows. The replaced option will be all stucco around the 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

UNFINISHED BUSINESS:

1. Roof Specification Review – The Board tabled this matter until the next Board meeting for Board President to draft a specification plan for the Architect.

NEW BUSINESS:

1. Ratify Pool Pump Replacement – *Upon a motion duly made, seconded and carried, the Board approved Savin Pools contract to replace the pool pump with a 1.5 HP Pentair Whisperflo Pump in the amount of \$950.00.*
2. Ratify Clubhouse Fascia Repairs/Repaint – *Upon a motion duly made, seconded and carried, the Board approved Empire Works contract to replace 35LF of damaged fascia board & repaint all fascia at the clubhouse building in the amount of \$1,020.00.*

NEXT MEETING: Board Meeting: April 24, 2019 at 5:30pm. Annual Meeting: April 24, 2019 at 7:00pm.

ADJOURNMENT

There being no further business, *a motion was made to adjourn the meeting at 5:50 p.m., which carried unanimously.*

Respectfully Submitted & Approved:



Maureen Ruchhoeft, Association Secretary