

**VILLA ANTIGUA HOMEOWNERS ASSOCIATION
REGULAR MINUTES OF BOARD OF DIRECTORS MEETING
MAY 29, 2019**

The Regular Meeting of the Villa Antigua Homeowners Association Board of Directors was called to order by President, Jan Whitacre at 5:30 p.m., Wednesday, May 29, 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
Caryn Maroni, Vice-President
Maureen Ruchhoeft, Secretary
Marla Fee, Treasurer
Joseph Lindsay, Director at Large (arrived at 5:45pm)

Also Present: Clover Ericson, General Manager, Michael Parrish of UgMO and one interested homeowner.

MEMBER OPEN FORUM

The homeowner in attendance was provided the opportunity to address the Board. Homeowner discussed and answered questions regarding his Architectural Application that was on the Agenda for discussion.

SUMMARY OF EXECUTIVE SESSION

No executive session was held.

MINUTES

The minutes of the Regular Session, Organizational and Annual Meeting held on April 24, 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 April 30, 2019 was reviewed and shows Total Current Asset Value of **\$277,480.52**.

REVENUE AND EXPENSE STATEMENT as of April 30, 2019 was reviewed. Net Revenue Report shows Net income/(expense) of \$23,573.87. Income was \$11,536.11 over anticipated budget.

ACCOUNTS RECEIVABLE: Member Balance Summary

- Unit #152 owes \$352.00. Payment received on 05/06/19.

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

ARCHITECTURAL REQUESTS

1. Unit #197 - The Board review the homeowner's application to replace the side and rear perimeter fence. *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. Upon a motion duly made, seconded and carried,*

the Board agreed to reimburse the owner \$1,500.00 towards the current replacement cost of the shared perimeter fence.

2. Unit #024 - The Board review the homeowner's application to install 3 dark bronze exterior lights. *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 #053 - The Board reviewed the homeowner's application to repaint his garage door in the color Cork Wedge, which is a color within his unit's color scheme 5. *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. UgMO – Sustainable Water Solutions – The Board reviewed a presentation by UgMO representative Michael Parrish about the product they can install to help save water costs. *Upon a motion duly made, seconded and carried, the Board approved tabling the matter until the June meeting so that the Directors Whitacre and Maroni can contact the customers on the reference list.*
2. Employee Healthcare Renewal – *Upon a motion duly made, seconded and carried, the Board approved continuing with Sharp's employee health care policy for the periods of 07/01/19-06/30/20 in the monthly amount of \$2,605.90.*
3. Code of Ethics Agreement - Newly elected Board members, Caryn Maroni and Joseph Lindsay, signed the Board Members' Code of Ethics agreement. *Upon a motion duly made, seconded and carried, the Board approved the Code of Ethics agreement as signed by Ms. Maroni and Mr. Lindsay to be placed on file in the corporate records.*
4. Electronic Transmission Preauthorization Consent Form - *Upon a motion duly made, seconded and carried, the Board approved, and all signed the electronic transmission consent form to be placed on file in the corporate records.*
5. Pear Tree Treatment Proposals - *Upon a motion duly made, seconded and carried, the Board approved Aguilar Plant Care's proposal in the amount of \$350.00 to treat one pear tree located in front of unit #087 and tabled the proposal in the amount of \$910.00 to treat all 28 Pear trees in February 2020 indefinitely.*
6. Unit 105 Balcony Deck Repair Proposal - The Board reviewed Empire Works proposal to replace Unit 105's balcony deck in the amount of \$9,931.00. *Upon a motion duly made, seconded and carried, the Board approved Empire Works proposal in the amount of \$9,931.00 to replace the balcony deck of Unit 105 located at 5990 Portobelo Ct.*
7. Unit 001 – Pine Tree Removal Request - The Board reviewed the owners emailed correspondence and pictures of the damage claimed being made from the tree. The Board obtained a review of the tree by the arborist, Western Tree, that stated the tree is in good health with no apparent structural damage occurring to anything at this time. *Upon a motion duly made, seconded and carried, the Board denied the owners request to remove the tree and suggested the owner relocate his outdoor patio furniture away from the tree and/or purchase a leaf blower.*

NEXT MEETING: June 19, 2019 at 4:30pm.

ADJOURNMENT

There being no further business, *a motion was made to adjourn the meeting at 7:52 p.m., which carried unanimously.*

Respectfully Submitted & Approved:



Maureen Ruchhoeft, Association Secretary