

**VILLA ANTIGUA HOMEOWNERS ASSOCIATION  
REGULAR MINUTES OF BOARD OF DIRECTORS MEETING  
SEPTEMBER 20, 2017**

The Regular Meeting of the Villa Antigua Homeowners Association Board of Directors was called to order by President, Marti Gray at 5:35 p.m., Wednesday, September 20, 2017 at the Villa Antigua office, 5844 Menorca Drive, San Diego, California.

A quorum was established with the following Directors in attendance:

Directors Present: Marti Gray, President  
Kathy Townsend, Vice-President  
Marla Fee, Treasurer  
Maureen Ruchhoeft, Secretary

Directors Absent: 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. The homeowner attended to discuss their Architectural Application.

**SUMMARY OF EXECUTIVE SESSION**

The Board met in Executive Session on August 16, 2017 to approve meeting minutes, discuss delinquencies and member discipline matters.

**MINUTES**

The minutes of the Regular Session Meeting held on August 16, 2017 were reviewed. *Upon a motion duly made, seconded and carried, the minutes were unanimously approved.*

**FINANCIAL**

BALANCE SHEET as of August 31, 2017 was reviewed and shows Total Current Asset Value of **\$490,538.31**

REVENUE AND EXPENSE STATEMENT as of August 31, 2017 was reviewed. Net Revenue Report shows Net income/(expense) of (\$9,406.59) as of August 31, 2017. Income was \$1,942.91 over anticipated budget.

ACCOUNTS RECEIVABLE: Member Balance Summary

- Unit #023 owes \$10.00. Homeowner paid balance on 9/5/17 and is current through October.
- Unit #005 owes \$10.00. Management will monitor & follow up with owner accordingly.
- Unit #007 owes \$10.00. Management will monitor & follow up with owner accordingly.
- Unit #063 owes \$3,848.00. Lien filed 02/13/17. Account will be discussed further in executive session.

1. **Accept Financial Statements:** *Upon a motion duly made, seconded and carried, August 2017 financial statements were accepted, subject to year-end audit.*

**ARCHITECTURAL REQUESTS**

1. Unit #059 – The Board reviewed the homeowner's application to install a satellite dish. *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 #151 – The Board reviewed the homeowner’s application to repair fascia and partial roof areas. *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 #186 – The Board reviewed the homeowner’s application to install security camera/floodlights. *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 with specification that homeowner is responsible for any water intrusion attributed to installation.*
4. Unit #115 – The Board reviewed the homeowner’s application to install an A/C 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.*

**ACTION ITEMS**

**NEW BUSINESS:**

1. Community Repainting Project – The Board reviewed the documents and samples provided. The Board made some modifications and tabled this matter until the next meeting to provide manager time to obtain additional paint scheme color combinations requested.
2. Pool Deck Resurfacing – The Board reviewed the proposals submitted and tabled this matter until the next meeting to allow more time to investigate the materials submitted.
3. Unit Privacy Gate Repairs – The Board reviewed Brasseur’s proposal in the amount of \$765.00 to remove boards from hinges and where needed readjust, reattach, prime and paint as necessary to eight unit gates. *Upon a motion duly made, seconded and carried, the Board approved the proposal in the amount of \$765.00 to repair gates as specified.*

**NEXT MEETING:** October 18, 2017

**ADJOURNMENT**

There being no further business, *a motion was made to adjourn the meeting at 7:39 p.m., which carried unanimously.*

**Respectfully Submitted & Approved:**



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Maureen Ruchhoeft  
Association Secretary