

**VILLA ANTIGUA HOMEOWNERS ASSOCIATION
REGULAR MINUTES OF BOARD OF DIRECTORS MEETING
OCTOBER 18, 2017**

The Regular Meeting of the Villa Antigua Homeowners Association Board of Directors was called to order by Vice President, Kathy Townsend at 5:33 p.m., Wednesday, October 18, 2017 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
 Marla Fee, Treasurer
 Maureen Ruchhoeft, Secretary
 Deanne Bowman, Director at Large

Directors Absent: Marti Gray, President

Also Present: Clover Ericson, General Manager and three interested homeowners

MEMBER OPEN FORUM

The homeowners in attendance were provided the opportunity to address the Board. Concerns about a neighboring unit being vacant were presented.

SUMMARY OF EXECUTIVE SESSION

The Board met in Executive Session on September 20, 2017 to approve meeting minutes and discuss delinquencies.

MINUTES

The minutes of the Regular Session Meeting held on September 20, 2017 were reviewed. *Upon a motion duly made, seconded and carried, the minutes were unanimously approved.*

FINANCIAL

BALANCE SHEET as of September 30, 2017 was reviewed and shows Total Current Asset Value of **\$510,458.90**

REVENUE AND EXPENSE STATEMENT as of September 30, 2017 was reviewed. Net Revenue Report shows Net income/(expense) of (\$674.36) as of September 30, 2017. Income was \$2,687.39 over anticipated budget.

ACCOUNTS RECEIVABLE: Member Balance Summary

- Unit #153 owes \$10.00. Homeowner paid balance on 10/03/17 and is current through November.
- Unit #187 owes \$30.00. Homeowner paid balance on 10/17/17 and is current through October.
- Unit #125 owes \$270.00. Homeowner paid balance on 10/05/17 and is current through November.
- Unit #171 owes \$270.00. Homeowner paid balance on 10/02/17 and is current through October.
- Unit #152 owes \$297.00. Homeowner paid past due balance on 09/27/17 and is current through October.
- Unit #063-B owes \$297.00. This is the post-petition account. EGH have been informed of the account status and is monitoring for potential sale of property.
- 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, October 2017 financial statements were accepted, subject to year-end audit.*

2. **Investment Recommendation:** *Upon a motion duly made, seconded and carried, the Board approved the reinvestment of \$80,000 CD maturing December 29, 2017 into a \$60,000 12-month CD and \$20,000 into liquid money market account.*

ARCHITECTURAL REQUESTS

1. Unit #207 – The Board reviewed the homeowner's application to install security front door and security camera. *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 #087 – The Board reviewed the homeowner's application to replace a side window. *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

OLD BUSINESS:

1. Community Repainting Project – The Board reviewed the updated color scheme sample board. *Upon a motion duly made, seconded and carried, the Board approved the 5 color schemes, with 3 colors per scheme, as presented.* The Board requested that the homeowners be given an opportunity to review the approved sample board.
2. Pool Deck Resurfacing – The Board reviewed the proposals submitted. *Upon a motion duly made, seconded and carried, the Board approved Life Deck's proposal in the amount of \$13,125.00 to resurface the pool deck as specified in the scope of work presented.*

NEW BUSINESS:

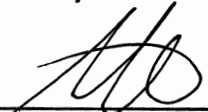
1. Unit Balcony Repairs – The Board reviewed Empire Work's proposal to repair three balcony decks. Previous reviews of multiple deck repair proposals determined that EmpireWorks was the contractor using the approved materials at the most economical prices. *Upon a motion duly made, seconded and carried, the Board approved Empire Work's proposal in the amount of \$32,294.00 to repair three balcony decks.*
2. Tennis Court Resurfacing – The Board reviewed the proposals submitted. *Upon a motion duly made, seconded and carried, the Board approved BBC's proposal in the amount of \$9,985.00 to resurface two tennis courts and replace both nets as specified.*

NEXT MEETING: November 15, 2017

ADJOURNMENT

There being no further business, *a motion was made to adjourn the meeting at 7:14 p.m., which carried unanimously.*

Respectfully Submitted & Approved:



Maureen Ruchhoeft
Association Secretary