

**VILLA ANTIGUA HOMEOWNERS ASSOCIATION  
REGULAR MINUTES OF BOARD OF DIRECTORS MEETING  
SEPTEMBER 25, 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, September 25, 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 (left at 5:43p.m.)  
                              Caryn Maroni, Vice-President  
                              Maureen Ruchhoeft, Secretary  
                              Marla Fee, Treasurer  
                              Joseph Lindsay, Director at Large (arrived at 4:35p.m.)

Also Present:             Clover Ericson, General Manager

**MEMBER OPEN FORUM**

No homeowners were in attendance.

**SUMMARY OF EXECUTIVE SESSION**

The Board met in executive session on August 21, 2019 to discuss delinquent accounts.

**MINUTES**

The minutes of the Regular Session Meeting held on August 21, 2019 were reviewed. *Upon a motion duly made, seconded and unanimously carried, the minutes were approved as submitted.*

**CONSENT CALENDAR**

Funds Transfer Resolution was adopted by general consent.

**FINANCIAL**

BALANCE SHEET as of August 31, 2019 was reviewed and shows Total Current Asset Value of **\$323,390.05**.

REVENUE AND EXPENSE STATEMENT as of August 31, 2019 was reviewed. Net Revenue Report shows Net income/(expense) of \$14,656.87. Income was \$13,609.45 over anticipated budget.

ACCOUNTS RECEIVABLE: Member Balance Summary

- Unit #121 owes \$10.00. Payment received on 9/12/19 and is current.
- Unit #152 owes \$308.00. Payment received on 09/03/19.
- Unit #020 owes \$726.00. Payment received on 9/03/19 and is current through October.

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

**ARCHITECTURAL REQUESTS**

1. Unit #176 - The Board reviewed the homeowner's application to replace windows & sliders in exterior vinyl trim color tan. *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 #018 - The Board reviewed the homeowner's application to install a 4X4 post on the outdoor deck to hang wind chimes. *Upon a motion duly made, seconded and carried, the application was denied because the apparatus was fastened into HOA components.*
3. Unit #076 – 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.*
4. Unit #024 – The Board reviewed the homeowner's application to replace windows & sliders in exterior vinyl trim color tan. *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.*
5. Unit #056 - The Board reviewed the homeowner's application to replace windows & sliders in exterior vinyl trim color Almond. *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 Replacement Specifications Process – One World Architecture submitted a draft roof specification for the Board to review. *Upon a motion duly made, seconded and carried, the Board approved tabling this matter until the October meeting for corrections to be made.*

#### **NEW BUSINESS:**

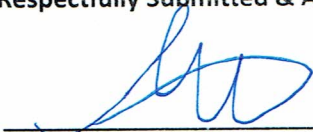
1. Empire Works – Balcony Deck Repair List – The Board review the updated proposal that included costs to repair 6 decks in total. Empire Works arranged the deck repairs based on priority. *Upon a motion duly made, seconded and carried, the Board approved repairs to the top three (3) on the priority list for a total cost of \$35,677.00.*
2. Unit 011 – Drought Tolerant Landscape – The Board reviewed the homeowner's correspondence requesting his front yard be changed to a drought tolerant landscape. *Upon a motion duly made, seconded and carried, the Board denied the request based on his front yard being in the middle of a turf zone and to allow for the new UgMO technology to determine any improvements.*
3. Community Violation Notices – The Board reviewed the updated list of current outstanding violations for units that did not reply to the friendly reminder notices. *Upon a motion duly made, seconded and carried, the Board approved Manager to send First Violation notices to units with outstanding violations that have not communicated any action being taken based on the first notice with one abstention. (Lindsay)*
4. Temporary Part-Time Landscape Staff Hire – *Upon a motion duly made, seconded and carried, the Board approved the Manager hiring one part-time employee for no more than 24 hours a week until such time as full-time employee Bayani Belmonte returns from disability.*
5. Ratify Horizon Lighting Repair – *Upon a motion duly made, seconded and carried, the Board ratified the approval in the amount of \$788.13 from Horizon Lighting*

**NEXT MEETING:** October 23, 2019 at 4:30pm. Discuss November meeting to be on November 20<sup>th</sup>, 2019 due to Thanksgiving the following week.

### **ADJOURNMENT**

There being no further business, *a motion was made to adjourn the meeting at 6:25 p.m., which carried unanimously.*

**Respectfully Submitted & Approved:**



Maureen Ruchhoeft, Association Secretary