

VILLA ANTIGUA HOMEOWNERS ASSOCIATION
REGULAR MINUTES OF BOARD OF DIRECTORS MEETING
March 27, 2020

The Regular Meeting of the Villa Antigua Homeowners Association Board of Directors was called to order by President Jan Whitacre at 3:03 p.m., Friday, March 27, 2020 via video conference for the Directors and the Manager located 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/Treasurer
 Maureen Ruchhoeft, Secretary
 Joseph Lindsay, Director at Large

Also Present: Clover Ericson, General Manager

MEMBER OPEN FORUM

There were no homeowners in attendance.

SUMMARY OF EXECUTIVE SESSION

The Board met in executive session on February 26, 2020 to discuss member discipline matters and approve January 15, 2020 meeting minutes.

MINUTES

The minutes of the Regular and Executive Session Meeting held on February 26, 2020 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 February 29, 2020 was reviewed and shows Total Current Asset Value of **\$428,411.94** as of February 29, 2020.

REVENUE AND EXPENSE STATEMENT as of February 29, 2020 was reviewed. Net Revenue Report shows Net income/(expense) of \$8,920.80. Income was \$17,151.26 over anticipated budget.

ACCOUNTS RECEIVABLE: Member Balance Summary

- Unit #152 owes \$326.00. \$400.00 payment was received on 2/19/2020.
- Unit #067 owes \$330.00. Payment received on 2/28/2020.
- Unit #017 owes \$1,041.00. \$1000.00 payment was received on 2/28/2020.

1. **Accept Financial Statements:** *Upon a motion duly made, seconded and carried, February 2020 financial statements were accepted, subject to year-end audit.*

2. **2020—2021 Proposed Budget:** *Upon a motion duly made, seconded and carried, the 2020-2021 proposed budget to not increase assessments and continue the \$330.00 a month fee was unanimously approved effective July 1, 2020. Based on the collection policy, the late fee will also stay the same at \$33.00.*

ARCHITECTURAL REQUESTS

1. Unit #088 – The Board reviewed the homeowner’s application to install rooftop solar panels and central A/C which has already been installed. *Upon a motion duly made, seconded and carried, the application was ratified approved, contingent upon the owner following guidelines set forth in Policy Resolution No.05.*
2. Unit #090 – The Board reviewed the homeowner’s application to install a rear 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.*

ACTION ITEMS

NEW BUSINESS:

1. Hardie Perimeter Wall Rebuild – *Upon a motion duly made, seconded and carried, the Board approved Kirk’s proposal to rebuild the Hardie Wall located at 5687 Menorca Drive at a not-to-exceed cost of \$3,000.00 which is a \$4,800.00 savings from the Reserve Studies estimated cost.*
2. Common Area Closures due to Covid-19 – *Upon a motion duly made, seconded and carried, the Board approved closing of the pool, spa, clubhouse, showers and bathroom and office to all homeowners until such time as the City of San Diego’s gathering restrictions are lifted.*

NEXT MEETING: April 22, 2020 at 3:00pm via Zoom telephone conference. Annual meeting will be delayed until May if quorum is reached due to the current City imposed restrictions of no gatherings at this time.

ADJOURNMENT

There being no further business, *a motion was made to adjourn the meeting at 3:54 p.m., which carried unanimously.*

Respectfully Submitted & Approved:



Maureen Ruchhoeft, Association Secretary