

**VILLA ANTIGUA HOMEOWNERS ASSOCIATION**  
**REGULAR MINUTES OF BOARD OF DIRECTORS MEETING**  
**November 19, 2020**

The Regular Meeting of the Villa Antigua Homeowners Association Board of Directors was called to order by President Jan Whitacre at 5:00 p.m., Thursday, November 19th, 2020 via a zoom video conference call due to the current Covid-19 pandemic and City orders restricting any gatherings at this time.

A quorum was established with the following Directors in attendance:

Directors Present:      Jan Whitacre, President  
                                 Caryn Maroni, Vice-President  
                                 Maureen Ruchhoeft, Treasurer  
                                 John Croff, Secretary  
                                 Joseph Lindsay, Director at Large (arrived at 5:05pm)

Also Present:              Clover Ericson, General Manager  
                                 Three interested homeowners

**MEMBER OPEN FORUM**

Three homeowners were in attendance to participate in discussions regarding their reimbursement request, light pole installation and community holiday light display.

**SUMMARY OF EXECUTIVE SESSION**

The Board did meet in executive session in October.

**MINUTES**

The minutes of the Regular Session Meetings held on October 21, 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 October 31, 2020 was reviewed and shows Total Current Asset Value of **\$531,158.98** as of October 31, 2020.

REVENUE AND EXPENSE STATEMENT as of October 31, 2020 was reviewed. Net Revenue Report shows Net income/(expense) of \$1,388.55. Income was \$9,055.49 over anticipated budget.

ACCOUNTS RECEIVABLE: Member Balance Summary

- Unit #017 owes \$2.00. Payment expected to be included with November's dues.
- Unit #152 owes \$552.00. \$400.00 payment received on 11/10/20 and has an \$152.00 carried balance.

1. **Accept Financial Statements:** *Upon a motion duly made, seconded, and unanimously carried, October 2020 financial statements were accepted, subject to year-end audit.*
2. **Income Investments:** *Upon a motion duly made, seconded and unanimously carried, the Board accepted the proposal to continue laddering the investment portfolio at Lynn Wealth Management by disbursing the \$60,000.00 CD that will mature on January 19th into one CD to mature January 2023 and to liquefy the remaining assets in the amount of \$30,259 plus interest into the Money Market account.*

## **ARCHITECTURAL REQUESTS**

1. Unit #100 – The Board reviewed the homeowner’s application to install an AC unit. *Upon a motion duly made, seconded, and unanimously carried, the approval of the application was ratified, contingent upon the owner following guidelines set forth in Policy Resolution No.05 and that any unit installed on the exterior components match the unit’s color scheme or be almond or beige in color.*
2. Unit #100 – The Board reviewed the homeowner’s application to replace windows and sliders with vinyl exterior color adobe. *Upon a motion duly made, seconded, and unanimously carried, the application was approved, contingent upon the owner following guidelines set forth in Policy Resolution No.05.*

## **ACTION ITEMS**

### **NEW BUSINESS:**

1. Homeowner Correspondence
  - a. Unit 202 Plumbing Reimbursement Request – The Board reviewed the homeowner’s correspondence regarding his main line repair and water bill increase reimbursement request. Homeowner was present and rescinded his request for the landscape turf repair reimbursement. *Upon a motion duly made, seconded, and carried, the Board approved to split the cost of the increased water expense and the repairs to the main line based on the owners plumber’s statement that the front yard tree roots caused the main line pipe to break. The HOA will reimburse the owner \$1,400.00. Maroni and Croft voted no, motion passed 3-2.*
2. Horizon Lighting Maintenance Proposal – The Board reviewed Horizon’s proposal in the monthly amount of \$59.95 plus materials and requested this item be tabled until March when the new budget would be considered.
3. Horizon Lighting Solar Pole Light Proposal Request – The Board reviewed the proposal in the amount of \$3,689.71 to install a solar light on Menorca Dr. The Board requested additional proposals be received and to include two other locations in the community that were of similar concern.
4. Pool Heater Proposal - *Upon a motion duly made, seconded, and unanimously carried, the Board approved RB Pools to repair a leaky gas line/pipe in the pool area in an amount not to exceed \$500.00.*
5. Ratify Spa Reopening - *Upon a motion duly made, seconded, and unanimously carried, the Board ratified the approval of reopening the Spa per the county guideline restrictions.*

**NEXT MEETING:** January 14, 2021 at 5:00pm via Zoom video conference due to the current City imposed restrictions of no gatherings at this time. Annual Meeting date selected for April 29, 2021 at 7pm.

## **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:**

  
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John Croff, Association Secretary