

**VILLA ANTIGUA HOMEOWNERS ASSOCIATION
REGULAR MINUTES OF BOARD OF DIRECTORS MEETING
NOVEMBER 21, 2023**

The Regular Meeting of the Villa Antigua Homeowners Association Board of Directors was called to order by President Jan Whitacre at 6:01 p.m., Tuesday, November 21, 2023, at the Villa Antigua office, 5844 Menorca Drive, San Diego, California and via Zoom.

A quorum was established with the following Directors in attendance:

Directors Present: Jan Whitacre, President
 Robert Bergman, Vice-President
 Maureen Ruchhoeft, Treasurer
 John Croff, Secretary
 David Wozniak, Director at Large

Also Present: Clover Ericson, General Manager

MEMBER OPEN FORUM

No homeowners were in attendance.

SUMMARY OF EXECUTIVE SESSION

The Board did not meet in executive session in November.

MINUTES

The minutes of the Regular Session Meeting held on October 24th, 2023, were reviewed. *Upon a motion duly made, seconded and carried, the meeting minutes were unanimously approved.*

CONSENT CALENDAR

Funds Transfer Resolution was adopted by general consent.

FINANCIAL

BALANCE SHEET as of October 31, 2023, was reviewed and shows Total Current Asset Value of **\$835,576.64**.

BUDGET VS. ACTUALS STATEMENT as of October 31, 2023, was reviewed. Monthly income was \$13,213.17 over the anticipated budget.

ACCOUNTS RECEIVABLE: \$527.00 total amount of delinquencies. Delinquent accounts over 60 days were brought current so no action needed.

1. **Accept Financial Statements:** *Upon a motion duly made, seconded and unanimously carried, October 2023's financial statement was accepted, subject to year-end audit.*
2. **Income Investment Recommendations:** *Upon a motion duly made, seconded and unanimously carried, the \$40,000 Certificate of Deposit with Alliance that matures on November 23, 2023, is to be reinvested into an 30-month Certificate of Deposit with Lynn Wealth Management, which ladders the investments.*

ARCHITECTURAL REQUESTS

1. Unit #159 – The Board reviewed the homeowner's application to install a wooden façade structure on his privacy entry gate. *Upon a motion duly made, seconded and carried, the application was denied as*

submitted, since it does not conform with the current Architectural guidelines. The Board suggested resubmitting an application to replace his gate with allowable materials that will provide more privacy that he is seeking.

ACTION ITEMS

UNFINISHED BUSINESS:

1. Privacy Wall Rebuilds – *Upon a motion duly made, seconded and unanimously carried, the Board approved Brasseurs proposal in the amount of \$5,969.04 each to rebuild the privacy walls at units 149 & 188 with Hardie Board materials. Color to match the unit's scheme.*

NEW BUSINESS:

1. Inspector of Elections Proposals – *Upon a motion duly made, seconded and unanimously carried, the Board approved HOA Election Pros proposal in the amount of \$1,660.00 to perform the HOA's Annual Election on April 16th, 2024.*

NEXT MEETING: Board Meeting: January 16, 2024, at 6:00pm. Homeowners Annual Meeting: April 16, 2024 @ 6pm.

ADJOURNMENT

There being no further business, a motion was made to adjourn the meeting at 8:49 p.m., which carried unanimously.

Respectfully Submitted & Approved:



John Croff, Association Secretary