

**VILLA ANTIGUA HOMEOWNERS ASSOCIATION  
REGULAR MINUTES OF BOARD OF DIRECTORS MEETING  
JANUARY 16, 2024**

The Regular Meeting of the Villa Antigua Homeowners Association Board of Directors was called to order by Vice President Robert Bergman at 7:10 p.m., Tuesday, January 16, 2024, 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:        Robert Bergman Vice-President  
                                  Maureen Ruchhoeft, Treasurer  
                                  John Croff, Secretary  
                                  Dave Wozniak, Director at Large

Directors Absent:        Jan Whitacre, President

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 December 16, 2023, to discuss budget and personnel matters. The Board met in executive session on January 16, 2024 to approve meeting minutes, discuss legal and personnel matters.

**MINUTES**

The minutes of the Regular Session Meeting held on November 21, 2023, were reviewed. *Upon a motion duly made, seconded and carried, the minutes were unanimously approved as submitted.*

**CONSENT CALENDAR**

Funds Transfer Resolution was adopted by general consent.

**FINANCIAL**

BALANCE SHEET as of November 30, 2023, and December 31, 2023, were reviewed and shows Total Current Asset Value of **\$840,100.87** as of December 31, 2023.

BUDGET VS. ACTUALS STATEMENT as of November 30, 2023, and December 31, 2023, were reviewed. As of December 31, 2023, monthly income was \$13,441.67 over the anticipated budget.

ACCOUNTS RECEIVABLE: \$786.00 total amount of delinquency's. Delinquent accounts over 60 days were brought current so no action needed.

1. **Accept Financial Statements:** *Upon a motion duly made, seconded and carried, November 2023's and December 2023's financial statements were accepted, subject to year-end audit.*
2. **Income Investment Recommendation:** *Upon a motion duly made, seconded and unanimously carried, the Board denied the proposal to continue laddering the investment portfolio at Lynn Wealth Management by not reinvesting the \$60,000.00 CD that will mature on January 31<sup>st</sup> and instead moving the money plus interest into the Money Market account until reserve expenditures over the next few months are determined.*

### **ARCHITECTURAL REQUESTS**

1. Unit #185 - The Board reviewed the homeowner's application to allow the installation of decorative ornaments on the zero-lot line wall of their neighbors' property. *Upon a motion duly made, seconded and carried, the application was denied, and the Board required the owner to remove immediately and restore all affected areas.*

### **ACTION ITEMS**

#### **NEW BUSINESS:**

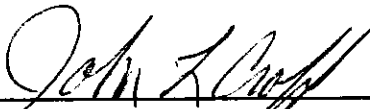
1. Clubhouse Refrigerator – *Upon a motion duly made, seconded and carried, the Board approved Manager to purchase a replacement fridge at a not to exceed cost of \$750.00*
2. Asphalt Parking Lot Revised Bids – *Upon a motion duly made, seconded and carried, the Board approved J & S Asphalt's proposal in the total amount of \$124,443.20 to perform asphalt repaving and striping of both the clubhouse and tennis court parking lots.*
3. Reserve Study Proposal – *Upon a motion duly made, seconded and carried, the Board approved Association Reserves Proposal in the amount of \$1,250 for the 2<sup>nd</sup> year of their approved 3-year Loyalty Plan.*
4. Ratify Unit 012 Empire Works Deck Repair Proposal – *Upon a motion duly made, seconded and carried, the Board ratified the Managers previously approved emailed proposal from Empire Works to perform deck repairs to the rear deck of Unit 012. Homeowner has confirmed she has no intention of ever enclosing that balcony.*

**NEXT MEETING:** Board meeting: February 21, 2023, 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 8:42 p.m., which carried unanimously.*

**Respectfully Submitted & Approved:**



John Croff, Association Secretary