

**VILLA ANTIGUA HOMEOWNERS ASSOCIATION
REGULAR MINUTES OF BOARD OF DIRECTORS MEETING
MARCH 19, 2024**

The Regular Meeting of the Villa Antigua Homeowners Association Board of Directors was called to order by President Jan Whitacre at 7:21 p.m., Wednesday, February 21, 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: Jan Whitacre, President
 Robert Bergman Vice-President
 John Croff, Secretary
 Dave Wozniak, Director at Large

Directors Absent: Maureen Ruchhoeft, Treasurer

Also Present: Clover Ericson, General Manager and 2 interested homeowners

MEMBER OPEN FORUM

Two homeowners, from the same property, were in attendance. Owners were given the opportunity to address the Board.

SUMMARY OF EXECUTIVE SESSION

The Board met in executive session just prior to the regular meeting on March 19, 2024, to discuss formation of contracts, personnel & legal matters.

MINUTES

The minutes of the Regular Session Meeting held on February 21, 2024, 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 February 29, 2024, was reviewed and shows Total Current Asset Value of **\$685,609.62** as of February 29, 2024.

BUDGET VS. ACTUALS STATEMENT as of February 29, 2024, was reviewed. As of February 29, 2024, monthly income was \$4,957.19 under the anticipated budget.

ACCOUNTS RECEIVABLE: \$382.00 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 carried February 2024's financial statements were accepted, subject to year-end audit.*
2. **Income Investment Recommendation:** The Board decided not to reinvest the \$60,000 CD that matures on April 29th at this time due to several reserve expenses that need to be funded now.

ARCHITECTURAL REQUESTS

1. Unit #123 – The Board reviewed the homeowner’s application to install roof-mounted solar panels. *Upon a motion duly made, seconded and carried, the application was unanimously approved as submitted, contingent upon the owner following guidelines set forth in Policy Resolution No.05.*
2. Unit #022 – The Board reviewed the homeowner’s application to replace three (3) windows. *Upon a motion duly made, seconded and carried, the application was unanimously approved as submitted, contingent upon the owner following guidelines set forth in Policy Resolution No.05.*

ACTION ITEMS

UNFINISHED BUSINESS:

1. Split Driveway Revised Bid – *Upon a motion duly made, seconded and carried, the Board approved of Directors Bergmans submittal of the statement of work and the proposal for materials purchase from Decorative Stone Solutions to replace all split driveways with gravel in a cost not to exceed \$13,000.*

NEW BUSINESS:

1. Unit 079 – Front Yard Tree Removal – The Board listened to the owners complaints about her front yard tree being unsightly and reviewed Western Tree’s proposal which stated that the tree appeared in the same good condition as the rest of the Menorca Drive Palm trees. *Upon a motion duly made, seconded and carried, the Board unanimously agreed to allow the homeowner to pay for the Palm tree removal by Western Tree as long as owner also purchased one of the three front yard replacement tree options, Weeping Peppermint, Podocarpus or Chitalpa Pink Flowers which would be installed by current grounds crew.*
2. Unit 043 – Zero Lot Line Stucco Repairs – *Upon a motion duly made, seconded and carried, the Board unanimously approved Brasseurs proposal in the amount of \$4,842.00 to repair stucco that has fallen off the wall near the weep screed. Pictures confirm no plant material is in that zone that could have caused this damage.*
3. Unit 024-025 Perimeter Stucco Wall Repair Proposal – *Upon a motion duly made, seconded and carried, the Board unanimously approved Brasseurs proposal to rebuild sixty feet of HOA perimeter wall located behind their property at a cost of \$20,100.30.*

NEXT MEETING: Board meeting: April 16, 2024, at 5:00pm. Homeowners Annual Meeting: April 16, 2024 @ 6pm.

ADJOURNMENT

There being no further business, *a motion was made to adjourn the meeting at 9:18 p.m., which carried unanimously.*

Respectfully Submitted & Approved:



John Croff, Association Secretary