

**VILLA ANTIGUA HOMEOWNERS ASSOCIATION
REGULAR MINUTES OF BOARD OF DIRECTORS MEETING
MAY 22, 2024**

The Regular Meeting of the Villa Antigua Homeowners Association Board of Directors was called to order by President Jan Whitacre at 6:00 p.m., Wednesday, May 22, 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
 Maureen Ruchhoeft, Treasurer
 John Croff, Secretary
 Dave Wozniak, Director at Large

Directors Absent: Robert Bergman Vice-President

Also Present: Clover Ericson, General Manager and 5 interested homeowners

DIRECTOR ASSIGNMENT

Upon a motion duly made and seconded, the Board unanimously approved the following placement of Directors:

Jan Whitacre, President
Robert Bergman, Vice-President
Maureen Ruchhoeft, Treasurer
John Croff, Secretary
David Wozniak, Member-at-Large

MEMBER OPEN FORUM

All Homeowners were given the opportunity to address the Board.

SUMMARY OF EXECUTIVE SESSION

The Board did not meet in executive session in May.

MINUTES

The minutes of the Regular Session Meeting held on April 16, 2024, were reviewed. *Upon a motion duly made, seconded and carried, the minutes were unanimously approved as submitted.* The minutes of the Reconvened Annual Meeting held on April 29th, 2024, were reviewed. *Upon a motion duly made, seconded and carried, the meeting minutes were approved as submitted.*

CONSENT CALENDAR

Funds Transfer Resolution was adopted by general consent.

FINANCIAL

BALANCE SHEET as of April 30, 2024, was reviewed and shows Total Current Asset Value of **\$679,506.92** as of April 30, 2024.

BUDGET VS. ACTUALS STATEMENT as of April 30, 2024, was reviewed. As of April 30, 2024, monthly income was \$7,410.49 under the anticipated budget.

ACCOUNTS RECEIVABLE: \$407.00 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 April 2024's financial statements were accepted, subject to year-end audit.*
2. **Reserve Study Draft:** *Upon a motion duly made, seconded and carried, the draft 2024-2025 Reserve Study prepared by Association Reserves was unanimously approved with minor corrections as included: remove all mention of CC5551 from the study, increase the remaining useful life (RUL) of all Recreation components that were listed as 0, removing components listed in #1810, adding 2 more RUL years to component # 203 and increasing component #1009 to \$11K per year.*
3. **2024-2025 Draft Proposed Budget:** *Upon a motion duly made, seconded and carried, the 2024-2025 final proposed budget to increase assessments by \$70.00 to \$440.00 a month was unanimously approved effective July 1, 2024. Based on the collection policy, the late fee will also increase to \$44.00.*

ARCHITECTURAL REQUESTS

1. Unit #125 – The Board reviewed the homeowner's application to install additional roof-mounted solar panels and a battery installation. *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 #111 – 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.*
3. Unit #052 – The Board reviewed the homeowner's application to install a central AC unit. *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.*
4. Unit #188 – The Board reviewed the homeowner's application to replace a patio cover and install a slider where a window currently sits. *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 and homeowner submit a picture naming a color of the alumawood patio cover product they wish to install.*

ACTION ITEMS

UNFINISHED BUSINESS:

BUSINESS:

1. Unit 079 – Front Yard Tree Removal – The homeowner addressed the Board regarding their previous decision of requiring owner to replace the queen palms she would like removed. The owner showed property's that did not have a tree and asked that the Board reconsider their March 19th decision. *Upon a motion duly made, seconded and carried, the Board approved to modify their previous decision and will allow homeowner to remove the three queen palms at her expense and not replant any tree in their place.*
2. Split Driveway Revised Bid – The Board reviewed the proposals submitted and tabled any action until May 2025.

NEW BUSINESS:

1. Employee Healthcare Renewal Proposal – *Upon a motion duly made, seconded, and unanimously carried, the Board approved Sharp's proposal in the amount of \$1,750.64, a 11.4% overall increase from last year, effective July 1, 2024.*

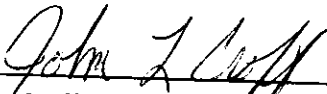
2. Unit 101 – Waterproofing Stucco Proposal – *Upon a motion duly made, seconded and carried, the Board unanimously approved Brasseurs proposal in the amount of \$14,169.60 to apply two coats pf 100% acrylic waterproof wall coating to stucco and fascia.*
3. Unit 047 – Privacy Wall Replacement Proposal – *Upon a motion duly made, seconded and carried, the Board unanimously approved Brasseurs proposal in the amount of \$4,886.00 to replace stucco privacy wall with Hardie siding on both sides of the entry gate.*
4. Unit 176 – Privacy Wall Repairs Proposal – *Upon a motion duly made, seconded and carried, the Board unanimously approved Brasseurs proposal in the amount of \$5,306.73 to replace failed stucco on the left side of the privacy wall to the neighboring unit.*
5. Brush Maintenance Proposals – *Upon a motion duly made, seconded, and unanimously carried, the Board approved Gothic Landscape’s proposal in the amount of \$10,000 to perform the brush maintenance of both Shepherd Canyon and the 52 Fwy slopes.*

NEXT MEETING: Board meeting: June 18th, 2024, at 6:00pm.

ADJOURNMENT

There being no further business, a motion was made to adjourn the meeting at 8:18 p.m., which carried unanimously.

Respectfully Submitted & Approved:



John Croff, Association Secretary