

VILLA ANTIGUA HOMEOWNERS ASSOCIATION
REGULAR MINUTES OF BOARD OF DIRECTORS MEETING
JUNE 18, 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., Tuesday, June 18, 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
 Maureen Ruchhoeft, Treasurer
 John Croff, Secretary
 David Wozniak, Director at Large

Also Present: Clover Ericson, General Manager and three interested homeowners.

MEMBER OPEN FORUM

One homeowner was in attendance in person and two present via Zoom. All owners were given an opportunity to address the Board. All stated were just there to observe.

SUMMARY OF EXECUTIVE SESSION

The Board did not meet in executive session in May.

MINUTES

The minutes of the Regular Session and Organizational Meetings held on May 22nd, 2024, were reviewed. *Upon a motion duly made, seconded and carried, the meeting minutes were approved as submitted. Director Bergman abstained as he was not present.*

CONSENT CALENDAR

Funds Transfer Resolution was adopted by general consent.

FINANCIAL

BALANCE SHEET as of May 31, 2024, was reviewed and shows Total Current Asset Value of **\$695,644.64**.

BUDGET VS. ACTUALS STATEMENT as of May 31, 2024, was reviewed. Monthly income was \$17,119.87 over anticipated budget.

ACCOUNTS RECEIVABLE: \$349.00 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, May 2024's financial statement was accepted, subject to year-end audit.*
2. **Ratify Draft Reserve Study:** *Upon a motion duly made, seconded and carried, the Board ratified the 2024-2025 reserve study as presented. Director Bergman abstained from voting.*
3. **Ratify 2024-2025 Proposed Budget:** *Upon a motion duly made, seconded and carried, the Board ratified the 2024-2025 Proposed Budget as presented. Director Bergman abstained from voting.*

ARCHITECTURAL REQUESTS

1. Unit #169 – The Board reviewed the homeowner’s application to replace two vinyl windows using the exterior trim color tan. *Upon a motion duly made, seconded and carried, the application was unanimously approved as submitted.*

ACTION ITEMS

NEW BUSINESS:

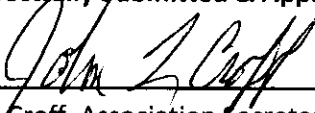
1. Brasseurs Contract Increase – *Upon a motion duly made, seconded and carried, the Board unanimously approved of Brasseurs Maintenance contract to increase to \$50 an hour effective July 1, 2024.*
2. Driveway Grinding Proposals – *Upon a motion duly made, seconded and unanimously carried, the Board approved Precision Concrete Cutting proposal in an amount not to exceed \$6,400 and Director Croff will contact them to revise their proposal to include specified addresses are included.*

NEXT MEETING: July 16, 2024, at 6:00pm and August 22, 2023 at 6:00pm.

ADJOURNMENT

There being no further business, *a motion was made to adjourn the meeting at 7:06 p.m., which carried unanimously.*

Respectfully Submitted & Approved:



John Croff, Association Secretary