

**VILLA ANTIGUA HOMEOWNERS ASSOCIATION
REGULAR MINUTES OF BOARD OF DIRECTORS MEETING
JULY 16, 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 one interested homeowner

MEMBER OPEN FORUM

One Homeowner was present to discuss her agenda topic.

SUMMARY OF EXECUTIVE SESSION

The Board met in Executive Session on June 18, 2024, to discuss personnel matters.

MINUTES

The minutes of the Regular Session Meeting held on July 16, 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 June 30, 2024, was reviewed and shows Total Current Asset Value of **\$663,487.64** as of June 30, 2024.

BUDGET VS. ACTUALS STATEMENT as of June 30, 2024, was reviewed. As of June 30, 2024, monthly income was \$4,023.07 under the anticipated budget.

ACCOUNTS RECEIVABLE: \$486.00 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 June 2024's financial statements were accepted, subject to year-end audit.*

2. **Proposal for the 2024 Fiscal year End Taxes/Annual Financial Review:** *Upon a motion duly made, seconded and carried, the Board approved Greg Villard's proposal to complete the 2024 fiscal year end taxes in the amount of \$1,625.00 to prepare the annual State Board of Equalization use tax return.*

ARCHITECTURAL REQUESTS

1. Unit #104 – The Board reviewed the homeowner’s application to install pavers in the walkway to his driveway. *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 #069 – The Board reviewed the homeowner’s application to replace the roof. *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

NEW BUSINESS:

1. Concrete Driveway Repair Proposal – *Upon a motion duly made, seconded and carried, the Board unanimously approved MGB Construction to perform driveway repairs at a cost not to exceed \$100,000 to include the tennis court driveway approach and remove some driveways from the list to include that component. Board acknowledges accepting contingencies to replace the approach per MGB’s terms.*
2. Homeowner Inquiry about Balcony Deck Reimbursement – Board discussed owners request to provide a reimbursement option for deck enclosures. The Board agreed that that would continue until such time as any components were no longer the responsibility of the HOA.
3. Janitorial Contract Increase Notice – *Upon a motion duly made, seconded and carried, the Board unanimously approved Dapa Janitorial Services contract increases to \$836.00 in the winter months and \$1358.00 in the summer months effective January 1, 2025.*

NEXT MEETING: Board meeting: August 20th, 2024, 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