

VILLA ANTIGUA HOMEOWNERS ASSOCIATION
REGULAR MINUTES OF BOARD OF DIRECTORS MEETING
AUGUST 20, 2024

The Regular Meeting of the Villa Antigua Homeowners Association Board of Directors was called to order by President Jan Whitacre at 6:01 p.m., Tuesday, August 20, 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
 Dave Wozniak, Director at Large

Directors Absent: John Croff, Secretary

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

MEMBER OPEN FORUM

One Homeowner was present to discuss delaying his driveway replacement scheduled for September 2024 & one Homeowner was present to discuss his Architectural Application on the agenda.

SUMMARY OF EXECUTIVE SESSION

The Board did not meet in Executive Session in August.

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 approved as submitted. Director Bergman abstained, as he was absent.*

CONSENT CALENDAR

Funds Transfer Resolution was adopted by general consent.

FINANCIAL

BALANCE SHEET as of July 31, 2024, was reviewed and shows Total Current Asset Value of **\$654,266.42** as of July 31, 2024.

BUDGET VS. ACTUALS STATEMENT as of July 31, 2024, was reviewed. As of July 31, 2024, monthly income was \$2,388.98 over the anticipated budget.

ACCOUNTS RECEIVABLE: \$140.00 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 July 2024's financial statements were accepted, subject to year-end audit and one correction made to GL 6213.*
2. **Income Investment Recommendation:** *Upon a motion duly made, seconded and carried, the Board approved reinvesting the \$106,814.80 CD that matures on August 22, 2024, into a 7-month Certificate of Deposit at Alliance Bank.*

3. **RB Pools Invoice Discussion:** *Upon a motion duly made, seconded and carried, the Board approved paying half of the invoice, \$1,135.02 as a good-faith effort to keep RB Pools on contract although the Board agreed that the work being billed for would never have been needed if RB Pools did not remove the VAC-Alert equipment which was not authorized to be removed.*

ARCHITECTURAL REQUESTS

1. Unit #085 – The Board reviewed the homeowner’s application to install a black wrought iron security gate on the front door. *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 #197 – 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.*
3. Unit #113 – 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. Unit 29 – CA Pepper Tree Removal Proposal – *Upon a motion duly made, seconded and carried, the Board unanimously approved Western Tree’s proposal to remove two California Pepper Trees located on Santo Road behind this property in the amount of \$1,250.00.*
2. Unit 120 – Zero Lot Line Wall Repair Proposal – *Upon a motion duly made, seconded and carried, the Board unanimously approved Brasseur Construction to perform the replacement as submitted contingent upon confirmation that the replacement is necessary and repairs cannot be performed and the replacement will be of Hardie Board material, not stucco in a cost not to exceed \$5,000.00.*
3. Annual Tree Trimming Proposal – *Upon a motion duly made, seconded and carried, the Board approved Western Tree’s proposal in the amount of \$38,400.00 for annual tree trimming service through June 30, 2025.*
4. Ratify MGB Construction Driveway Proposal – *Upon a motion duly made, seconded and carried, the Board unanimously approved MGB Constructions proposal to perform driveway replacements on 16 driveways in the amount of \$101,790.00.*

NEXT MEETING: Board meeting: September 17th, 2024, at 6:00pm.

ADJOURNMENT

There being no further business, *a motion was made to adjourn the meeting at 7:49 p.m., which carried unanimously.*

Respectfully Submitted & Approved:



John Croff, Association Secretary