

**VILLA ANTIGUA HOMEOWNERS ASSOCIATION
REGULAR MINUTES OF BOARD OF DIRECTORS MEETING
SEPTEMBER 17, 2024**

The Regular Meeting of the Villa Antigua Homeowners Association Board of Directors was called to order by President Jan Whitacre at 6:22 p.m., Tuesday, September 17, 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

Directors Absent: Robert Bergman Vice-President
 Dave Wozniak, Director at Large

Also Present: Clover Ericson, General Manager

MEMBER OPEN FORUM

No Homeowners were present.

SUMMARY OF EXECUTIVE SESSION

The Board did not meet in Executive Session in September.

MINUTES

The minutes of the Regular Session Meeting held on August 20, 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 August 31, 2024, was reviewed and shows Total Current Asset Value of **\$701,200.08** as of August 31, 2024.

BUDGET VS. ACTUALS STATEMENT as of August 31, 2024, was reviewed. As of August 31, 2024, monthly income was \$9,831.31 over the anticipated budget.

ACCOUNTS RECEIVABLE: \$2,754.00 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 August 2024's financial statements were accepted, subject to year-end audit.*
2. **Income Investment Recommendation:** *Upon a motion duly made, seconded and carried, the Board approved reinvesting \$50,000 that matures on October 17, 2024, into a 12-month Certificate of Deposit and liquidating the remaining \$50,000 plus interest for current reserve expenditures.*

ARCHITECTURAL REQUESTS

1. Unit #010 – The Board reviewed the homeowner’s application to enclose the balcony. *Upon a motion duly made, seconded and carried, the application was unanimously denied as submitted, as no plans or proposals was submitted for review thus the application is insufficient as submitted and does not follow guidelines set forth in Policy Resolution No.05.*

ACTION ITEMS

NEW BUSINESS:

1. Empire Works Change Order – *Upon a motion duly made, seconded and carried, the Board unanimously approved Empire Works change order proposal in the amount of \$22,395 to perform the additional repairs indicated at 3 properties.*
2. Appointment of Change Order Approvals – *Upon a motion duly made, seconded and carried, the Board unanimously approved to appoint Director Whitacre as a duly authorized approver of all future change orders submitted by Empire Works for the duration of the balcony deck repair project to avoid any delays in repairs which may cause further damage being left exposed to the elements.*

NEXT MEETING: Board meeting: October 15th, 2024, at 6:00pm.

ADJOURNMENT

There being no further business, *a motion was made to adjourn the meeting at 8:21 p.m., which carried unanimously.*

Respectfully Submitted & Approved:



John Croff, Association Secretary