

**VILLA ANTIGUA HOMEOWNERS ASSOCIATION
REGULAR MINUTES OF BOARD OF DIRECTORS MEETING
OCTOBER 15, 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, October 15, 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
 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 October.

MINUTES

The minutes of the Regular Session Meeting held on September 17, 2024, were reviewed. *Upon a motion duly made, seconded and carried, the minutes were approved as submitted. Directors Bergman and Wozniak abstained as they were absent.*

CONSENT CALENDAR

Funds Transfer Resolution was adopted by general consent.

FINANCIAL

BALANCE SHEET as of September 30, 2024, was reviewed and shows Total Current Asset Value of **\$720,625.53** as of September 30, 2024.

BUDGET VS. ACTUALS STATEMENT as of September 30, 2024, was reviewed. As of September 30, 2024, monthly income was \$16,601.74 over the anticipated budget.

ACCOUNTS RECEIVABLE: \$0 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. **Deck Enclosure Reimbursement Standards:** *Upon a motion duly made, seconded and carried, the Board approved Empire Works' balcony square footage cost estimator and approved providing a standard reimbursement cost in the amount listed as the low-end cost for any deck enclosure that does not meet the replacement cost needs at the time of enclosing.*

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 approved as submitted, contingent upon the owner following guidelines set forth in Policy Resolution No.05.*
2. Unit #110 – The Board reviewed the homeowner’s application to replace all windows and sliders. *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 coordinating with Empire Works any scheduled deck repairs and inspection of the pan sill flashing.*

ACTION ITEMS

UNFINISHED BUSINESS:

1. Unit 036 - Perimeter Wall Repair Proposals – *Upon a motion duly made, seconded and carried, the Board unanimously approved Brasseur’s revised proposal to rebuild 75 feet of perimeter wall using Hardie materials in the amount of \$24,344.10.*
2. Unit 120 – Zero-Lot Line Wall Repair Proposals – *Upon a motion duly made, seconded and carried, the Board unanimously approved Brasseurs revised proposal to rebuild 11 feet of zero-lot line wall between units 120 and 121 using Hardie materials in the amount of \$4,726.80.*

NEW BUSINESS:

1. Unit 065 – Perimeter Wall Repair Proposals – *Upon a motion duly made, seconded and carried, the Board unanimously approved Brasseur’s proposal to rebuild 120 feet of perimeter wall along back and side of house at 5 feet tall and 25 feet of the front garden wall at 6 feet tall, all using Hardie materials in the amount of \$46,068.00.*
2. Empire Works Ratify Change Order – *Upon a motion duly made, seconded and carried, the Board unanimously approved to ratify the Empire Works change orders #2 & #3 approved by Director Whitacre in the total amount of \$29,245.00.*

NEXT MEETING: Board meeting: November 19th, 2024, at 6:00pm.

ADJOURNMENT

There being no further business, *a motion was made to adjourn the meeting at 7:57 p.m., which carried unanimously.*

Respectfully Submitted & Approved:



John Croff, Association Secretary