

VILLA ANTIGUA HOMEOWNERS ASSOCIATION
REGULAR MINUTES OF BOARD OF DIRECTORS MEETING
NOVEMBER 19, 2024

The Regular Meeting of the Villa Antigua Homeowners Association Board of Directors was called to order by Vice President Robert Bergman at 6:24 p.m., Tuesday, November 19, 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: Robert Bergman Vice-President
 John Croff, Secretary
 Dave Wozniak, Director at Large

Directors Absent: Jan Whitacre, President
 Maureen Ruchhoeft, Treasurer

Also Present: Martha Gray, Budget Committee Chairwoman and Clover Ericson, General Manager

MEMBER OPEN FORUM

No Homeowners were present.

SUMMARY OF EXECUTIVE SESSION

The Board met in Executive Session just prior to this meeting to discuss member discipline matters.

MINUTES

The minutes of the Regular Session Meeting held on October 15, 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 September 30, 2024, was reviewed and shows Total Current Asset Value of **\$580,600.77** as of October 31, 2024.

BUDGET VS. ACTUALS STATEMENT as of October 31, 2024, was reviewed. As of October 31, 2024, monthly income was \$4,027.11 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 October 2024's financial statements were accepted, subject to year-end audit.*
2. **Income Investment Recommendations:** *Upon a motion duly made, seconded and carried, the Board approved liquidating all CDs maturing in January and February to ensure there are funds to cover the approved reserve expenditures of the deck project and stucco wall repairs.*

ARCHITECTURAL REQUESTS

1. Unit #198 – The Board reviewed the homeowner’s application to install solar panels and a battery. *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 #023 – The Board reviewed the homeowner’s retro-active application to replace all balcony deck railings. *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

UNFINISHED BUSINESS:

1. Unit 023 – Reimbursement Request – *Upon a motion duly made, seconded and carried, the Board unanimously approved the homeowners reimbursement in the amount of \$882.00 for the replacement of all deck railings which is an HOA maintained component.*
2. Unit 021 – Tree Replanting Proposal – *Upon a motion duly made, seconded and carried, the Board unanimously approved to place a moratorium on all installations of trees in the community due to financial constraints of the budget at this time.*

NEW BUSINESS:

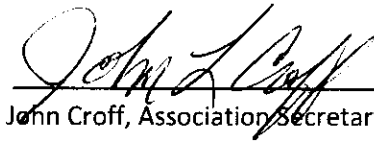
1. Clubhouse/Pool Irrigation Repair Proposal – *Upon a motion duly made, seconded and carried, the Board unanimously approved appointing Director Bergman to meet with Gothic onsite to review the details of the proposal to confirm there are no eliminations needed to adjust the contract currently proposed at \$3,300.00 to perform 10 different stations repairs or replacements of components. The Board authorized Director Bergman to make any adjustments needed and approved any costs not to exceed \$3,300.00 to perform irrigation repairs.*
2. Unit 184 – Tree Installation Proposal – *Upon a motion duly made, seconded and carried, the Board unanimously approved to place a moratorium on all installations of trees in the community due to financial constraints of the budget at this time.*
3. Unit 010 – Garden Wall Repair Proposal – *Upon a motion duly made, seconded and carried, the Board unanimously approved Brasseur’s proposal to rebuild both sides of the garden wall using Hardie materials in the amount of \$5,676.00.*
4. Unit 011 – Garden Wall Repair Proposal – *Upon a motion duly made, seconded and carried, the Board unanimously approved Brasseur’s proposal to rebuild both sides of the garden wall using Hardie materials in the amount of \$5,676.00.*
5. Unit 160 – Zero-Lot Wall Repair Proposal – *Upon a motion duly made, seconded and carried, the Board unanimously approved Brasseur’s proposal to repair 66 square feet of stucco on the zero-lot line extended wall in the amount of \$2,743.20.*
6. Inspector of Elections Proposal – *Upon a motion duly made, seconded and carried, the Board unanimously approved HOA Election Professionals proposal in the amount of \$1,711.00 to perform the HOA’s Annual Election on April 29th, 2025.*

NEXT MEETING: Board meeting: November 19th, 2024, at 6:00pm. Homeowners Annual Meeting: April 29, 2025 @ 6pm.

ADJOURNMENT

There being no further business, *a motion was made to adjourn the meeting at 7:40 p.m., which carried unanimously.*

Respectfully Submitted & Approved:



John Croff, Association Secretary