

**VILLA ANTIGUA HOMEOWNERS ASSOCIATION
REGULAR MINUTES OF BOARD OF DIRECTORS MEETING
MARCH 24, 2025**

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., Monday, March 24, 2025, 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 and 4 interested homeowners

MEMBER OPEN FORUM

Four homeowners were in attendance. Homeowners were given the opportunity to address the Board regarding their topics which were on the agenda.

SUMMARY OF EXECUTIVE SESSION

The Board met in two executive sessions in February, to discuss personnel matters.

MINUTES

The minutes of the Regular and Executive Session Meetings held on February 24, 2025, were reviewed. *Upon a motion duly made, seconded and carried, the minutes were approved with minor corrections to both.*

CONSENT CALENDAR

Funds Transfer Resolution was adopted by general consent.

FINANCIAL

BALANCE SHEET as of February 28, 2025, was reviewed and shows Total Current Asset Value of **\$395,451.48** as of February 28, 2025.

BUDGET VS. ACTUALS STATEMENT as of February 28, 2025, was reviewed. As of February 28, 2025, monthly income was \$11,786.67 over the anticipated budget.

ACCOUNTS RECEIVABLE: \$466.40 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, February 2025's financial statements were accepted, subject to year-end audit.*
2. **Reserve Study Draft:** *Upon a motion duly made, seconded and carried, the draft 2025-2026 Reserve Study prepared by Association Reserves was unanimously approved with minor changes to extend the RUL on seven components by 1 year.*

ACTION ITEMS

UNFINISHED BUSINESS:

1. Election Rules Amendment Review – The Board reviewed the attorney's recommendations of the last draft. *Upon a motion duly made, seconded and carried, the Board unanimously approved the attorney's revisions and would like to submit to the homeowners for their 28-day comment period.*

NEW BUSINESS:

1. Unit 208 – Shepherd Canyon Tree Removal Request – The Board reviewed the Homeowners request to remove all Eucalyptus trees from the canyon or at the least, remove the three (3) trees from behind his property. Westen Tree also reviewed the email and submitted their statement of facts regarding those trees. *Upon a motion duly made, seconded and carried, the Board unanimously denied the homeowners request to remove any trees from Shepherds Canyon based on the professional arborists' statement. The statement was also sent to the homeowner for educational purposes.*
2. Brasseurs Contract Increase Request – *Upon a motion duly made, seconded and carried, the Board unanimously approved Brasseurs Construction increase to \$55 per hour effective July 1, 2025.*
3. Gothic Landscape Contract Increase Request – The Board reviewed Gothic Landscape's request to increase the monthly contract by 6%. *Upon a motion duly made, seconded and carried, the Board unanimously approved to counteroffer a 3% monthly contract increase to \$17,767.50 effective July 1, 2025.*

NEXT MEETING: Board meeting: April 29, 2025, at 5:00pm. Homeowners Annual Meeting: April 29, 2025 @ 6pm.

ADJOURNMENT

There being no further business, *a motion was made to adjourn the meeting at 7:55 p.m., which carried unanimously.*

Respectfully Submitted & Approved:



John Croff, Association Secretary