

Villa Antigua HOA's April Homeowners Annual Meeting Presidents Report

Over the past year, the board has been focused on one issue, how to pay for balcony repairs, while meeting our operational and reserve financial requirements. Thanks to your homeowner input, we found a way forward.

As you may recall, the Association has been faced with increasing balcony repairs over the past couple of years. Escalating repair costs pushed the board to initiate an investigation of the material status of all our balcony decks in order to determine our short and mid-term repair and maintenance cost projections. We did not like the numbers that came out of that investigation.

At last year's annual meeting, we asked for volunteers to serve on a budget committee to address our financial situation. That committee, chaired by Marti Gray, developed a number of approaches. (A big "Thank You" to all those who served on that committee.). Those approaches can be grouped into three main options: (1) increasing monthly fees; (2) special assessment; and (3) turning residential structural maintenance responsibility over to individual homeowners.

Marti and Beth Faber Jacobs presented those options to you in a series of town hall meetings and asked for your input. You voted overwhelmingly for the increased monthly fees route. Accordingly, the board is building a budget for next year and is looking at out-years with increased monthly fees adequate to tackle our needs.

Your input was not limited to choice of options. You also made it clear that you wanted the board to back up or scale down the landscape renovation project to lessen the financial impact on homeowners. We did that. The board has pushed out the start of the landscape project from five years to eight from now. We will also look for less costly approaches.

The good news here is that together we found a solution to a pressing financial problem. We have repaired our balcony decks and will rebuild our budget to ensure we will cover those expenses as well as all of our other infrastructure and operational needs for years to come. Fees will go up but will still be in line with comparable communities and we are on sound financial footing.

I could stop here but I would be remiss if I did not address landscaping. A big shout out to Gothic, our landscape contractor, for the great job they did in cleaning up our community and are doing in maintaining the appearance of our lawns, shrubs, and trees.

As you know, we had an in-house landscape crew for decades, led by Kirk Juneau. I was proud of our crew and pleased with the flexibility inherent in having our own employees. Unfortunately, injuries and age caught up with some crew members and the board found it difficult to recruit and retain suitable replacements. We just could not rebuild an adequate in-house landscape crew. That reality led to our decision to contract out that function. We are pleased with the results and we hope you are too.

The board members and I look forward to another great year serving this community and doing our best to preserve and enhance the value of our properties.

Jan Whitacre