

**VILLA ANTIGUA HOMEOWNERS ASSOCIATION
REGULAR MINUTES OF BOARD OF DIRECTORS MEETING
APRIL 29, 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., Tuesday, April 29, 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
 John Croff, Secretary

Directors Absent: Maureen Ruchhoeft, Treasurer
 Dave Wozniak, Director at Large

Also Present: Clover Ericson, General Manager and 5 interested homeowners

MEMBER OPEN FORUM

Two homeowners were in attendance in person. Homeowners in person were given the opportunity to address the Board. Three homeowners joined via zoom towards the end of the meeting and meeting had to adjourn on time to call the homeowners annual meeting to order which followed immediately.

SUMMARY OF EXECUTIVE SESSION

No executive meeting was held in March

MINUTES

The minutes of the Regular and Executive Session Meetings held on March 24, 2025, were reviewed. *Upon a motion duly made, seconded and carried, the minutes were unanimously approved.*

CONSENT CALENDAR

Funds Transfer Resolution was adopted by general consent.

FINANCIAL

BALANCE SHEET as of March 31, 2025, was reviewed and shows Total Current Asset Value of **\$362,646.57** as of March 31, 2025.

BUDGET VS. ACTUALS STATEMENT as of March 31, 2025, was reviewed. As of March 31, 2025, monthly income was \$8,185.68 over the anticipated budget.

ACCOUNTS RECEIVABLE: \$26.40 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, March 2025's financial statements were accepted, subject to year-end audit.*

ARCHITECTURAL REQUESTS

1. Unit #057 – The Board reviewed the homeowner's application to install drainage, gutters & interior walkway which was previously approved via email on March 26th & 27th. *Upon a motion duly made, seconded and carried, the application was unanimously ratified as submitted, contingent upon the owner following guidelines set forth in Policy Resolution No.05.*
2. Unit #057 – The Board reviewed the homeowner's application to replace the exterior L-shaped concrete walkway which was previously approved via email on April 17th & 18th. *Upon a motion duly made, seconded and carried, the application was unanimously ratified as submitted, contingent upon the owner following guidelines set forth in Policy Resolution No.05.*

ACTION ITEMS

NEW BUSINESS:

1. HOA Insurance Renewal Proposal – *Upon a motion duly made, seconded and carried, the Board approved LaBarre Oksnee's Insurance renewal proposal in the total premium amount of \$14,967 for coverage extending from 05/01/2025-05/01/2026.*
2. Unit 080 – Stump Removal and Replant Discussion – *Upon a motion duly made, seconded and carried, the Board authorized the homeowner to remove the stump and replant a small bush next to her garage at the homeowner's expense.*
3. Ratify Landscape Junk Removal Contract Increase – *Upon a motion duly made, seconded and carried, the Board ratified the March 25th & March 26th emailed approval of the 39% increase in the approved contract to pay SoCal Junk Removal \$4,175.00 for the clean-up & removal of the landscape items in the shed area.*

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

ADJOURNMENT

There being no further business, *a motion was made to adjourn the meeting at 5:33 p.m., which carried unanimously.*

Respectfully Submitted & Approved:



John Croff, Association Secretary