

VILLA ANTIGUA HOMEOWNERS ASSOCIATION
REGULAR MINUTES OF BOARD OF DIRECTORS MEETING
MAY 28, 2025

The Regular Meeting of the Villa Antigua Homeowners Association Board of Directors was called to order by Vice President Marti Gray at 10:27 a.m., Wednesday, May 28, 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: Marti Gray, Vice-President
John Croff, Secretary
Jan Whitacre, Director at Large

Directors Absent: Joseph Lindsay, President
Maureen Ruchhoeft, Treasurer

Also Present: Clover Ericson, General Manager

MEMBER OPEN FORUM

No homeowners were in attendance.

SUMMARY OF EXECUTIVE SESSION

An executive meeting was held just before the regular meeting to discuss member discipline and personnel matters.

MINUTES

The minutes of the Regular Session, Annual and Organizational Meetings held on April 29th, 2025, were reviewed. *Upon a motion duly made, seconded and carried, the meeting minutes were approved as submitted.* The Annual meeting minutes will be officially approved by the membership at the 2026 Annual meeting. The regular budget meeting minutes held on May 19th, 2025 was reviewed. *Upon a motion duly made, seconded and carried, the meeting minutes were approved with 1 correction.*

CONSENT CALENDAR

Funds Transfer Resolution was adopted by general consent.

FINANCIAL

BALANCE SHEET as of April 30, 2025, was reviewed and shows Total Current Asset Value of **\$449,742.98** as of April 30, 2025.

BUDGET VS. ACTUALS STATEMENT as of April 30, 2025, was reviewed. As of April 30, 2025, monthly income was \$75,192.42 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, April 2025's financial statements were accepted, subject to year-end audit.*

ARCHITECTURAL REQUESTS

1. Unit #007 – The Board reviewed the homeowner's application to install drainage to the street. *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 #169 – The Board reviewed the homeowner's application to install a mini-split AC. *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

NEW BUSINESS:

1. Unit 058 – Privacy Wall Replacement Proposal – *Upon a motion duly made, seconded and carried, the Board approved Brasseurs proposal in the amount of \$7,650.60 to replace both sides of the front privacy all to Hardie Board materials.*
2. Annual Tree Trimming Proposal – *Upon a motion duly made, seconded and carried, the Board approved Western Tree's 2025-2026 proposal to perform the annual maintenance of the trees in the Association at a cost of \$37,200.00.*
3. Electronic Transmission Preauthorization Consent Form - *Upon a motion duly made, seconded and carried, the Board approved, and all signed the electronic transmission consent form to be placed on file in the corporate records.*
4. Code of Ethics Agreement – Newly elected Board members, Joseph Lindsay and Marti Gray, signed the Board Members' Code of Ethics agreement. *Upon a motion duly made, seconded and carried, the Board approved the Code of Ethics agreement as signed by Mr. Lindsay & Ms. Gray to be placed on file in the corporate records.*

NEXT MEETING: Board meeting: June 17, 2025 @ 6pm.

ADJOURNMENT

There being no further business, *a motion was made to adjourn the meeting at 11:15 a.m., which carried unanimously.*

Respectfully Submitted & Approved:



John Croff, Association Secretary