

VILLA ANTIGUA HOMEOWNERS ASSOCIATION
REGULAR MINUTES OF BOARD OF DIRECTORS MEETING
JUNE 17, 2025

The Regular Meeting of the Villa Antigua Homeowners Association Board of Directors was called to order by President Joseph Lindsay at 8:08 p.m., Tuesday, June 17, 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: Joseph Lindsay, President
 Marti Gray, Vice-President
 John Croff, Secretary
 Maureen Ruchhoeft, Treasurer

Directors Absent: Jan Whitacre, Director at Large

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 approve meeting minutes. discuss formation of contracts, and personnel matters.

MINUTES

The minutes of the Regular Session Meeting held on May 28th, 2025, was reviewed. *Upon a motion duly made, seconded and carried, the meeting minutes were approved as submitted.* Directors Lindsay and Ruchhoeft abstained since they were absent.

CONSENT CALENDAR

Funds Transfer Resolution was adopted by general consent.

FINANCIAL

BALANCE SHEET as of May 31, 2025, was reviewed and shows Total Current Asset Value of **\$449,742.98** as of May 31, 2025.

BUDGET VS. ACTUALS STATEMENT as of May 31, 2025, was reviewed. As of May 31, 2025, monthly income was \$1,517.62 under the anticipated budget.

ACCOUNTS RECEIVABLE: \$940.00 total amount of delinquencies. Delinquent accounts over 60 days were brought current so no action needed.

1. **Remove Fine Charge:** *Upon a motion duly made, seconded and carried the Board unanimously approved to remove the \$25.00 fine imposed on account #474707 since the tenant immediately rectified the violation once he was informed.*
2. **Accept Financial Statements:** *Upon a motion duly made, seconded and carried, May 2025's financial statements were accepted, subject to year-end audit.*

3. **CPA Proposals for the 2025 Fiscal Year End Taxes/Annual Financial Review:** *Upon a motion duly made, seconded and carried, the Board approved Stephen Demaine's proposal to complete the 2025 fiscal year end taxes in the amount of \$1,020.00 to prepare the annual State Board of Equalization use tax return.*

ARCHITECTURAL REQUESTS

1. Unit #179 – The Board reviewed the homeowner's application to install a new address sign. *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 059/060 – Perimeter Wall Replacement Proposal – *Upon a motion duly made, seconded and carried, the Board approved Brasseurs proposal in the amount of \$33,844.50 to replace 90' of stucco perimeter wall behind both properties to Hardie Board materials. Color of Hardie on all Santo Road Perimeter wall to remain consistent and only be in the color Monterey Taupe.*
2. Employee Healthcare Renewal – *Upon a motion duly made, seconded and carried, the Board approved to renew the Sharp healthcare for two employees, Kirk Juneau and Clover Ericson in the total amount of \$1,942.20 per month effective July 1, 2025 through June 30, 2026.*

NEW BUSINESS:

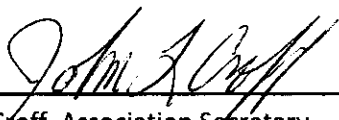
1. Fire Brush and Weed Abatement Proposals – *Upon a motion duly made, seconded and carried, the Board approved Gothic Landscape to perform the annual fire brush and weed abatement work in Shepherds Canyon and along the 52-freeway slope as outlined in the approved proposal in the amount of \$9,000.00.*

NEXT MEETING: Board meeting: July 15, 2025 @ 6pm.

ADJOURNMENT

There being no further business, *a motion was made to adjourn the meeting at 8:57 p.m., which carried unanimously.*

Respectfully Submitted & Approved:



John Croff, Association Secretary