

**VILLA ANTIGUA HOMEOWNERS ASSOCIATION**  
**REGULAR MINUTES OF BOARD OF DIRECTORS MEETING**  
**JULY 15, 2025**

The Regular Meeting of the Villa Antigua Homeowners Association Board of Directors was called to order by Vice President Marti Gray at 6:00 p.m., Tuesday, July 15, 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 (via Zoom)  
                                 Marti Gray, Vice-President  
                                 John Croff, Secretary  
                                 Maureen Ruchhoeft, Treasurer  
                                 Jan Whitacre, Director at Large

Also Present:                Clover Ericson, General Manager and 3 interested homeowners

**MEMBER OPEN FORUM**

The homeowners in attendance were given the opportunity to address the Board.

**SUMMARY OF EXECUTIVE SESSION**

No executive meeting was held in July.

**MINUTES**

The minutes of the Regular Session Meeting held on June 17<sup>th</sup>, 2025, was reviewed. *Upon a motion duly made, seconded and carried, the meeting minutes were approved as submitted.* Director Whitacre abstained since he was absent.

**CONSENT CALENDAR**

Funds Transfer Resolution was adopted by general consent.

**FINANCIAL**

BALANCE SHEET as of June 30, 2025, was reviewed and shows Total Current Asset Value of **\$519,321.97** as of June 30, 2025.

BUDGET VS. ACTUALS STATEMENT as of June 30, 2025, was reviewed. As of June 30, 2025, monthly income was \$2,328.97 under the anticipated budget.

ACCOUNTS RECEIVABLE: \$725.00 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, June 2025's financial statements were accepted, subject to year-end audit.*

## **ARCHITECTURAL REQUESTS**

1. Unit #021 – The Board reviewed the homeowner’s application to install a new Tesla holder and Nest Cameras. *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 & the color of the Tesla holder is changed to black. White Nest camera and solar panel is ok.*
2. Unit #003/002 – The Board reviewed the homeowner’s application to replace the rear fence with a vinyl fence. *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.*
3. Unit #103 – The Board reviewed the homeowner’s application to replace the front entry door, wrought iron entry gate & Ring Camera. *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.*
4. Unit #186 – The Board reviewed the homeowner’s application to replace a patio cover, gutters and interior side gate. *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. Landscape Controller Replacement Proposal – *Upon a motion duly made, seconded and carried, the Board approved Gothic’s proposed work to replace all the controllers in a total amount not to exceed, \$78,476.86 with a down payment not to exceed \$46,310.11 & the remaining amount financed for three (3) years of no interest which includes an annual subscription at no additional cost per year of financing. A review of the original proposal confirmed a reduction of controllers needed therefore once a revision is submitted, directors Lindsay & Croff will confirm the new amount is correct before signing.*
2. Landscape Irrigation Upgrades and Repairs Proposal – *Upon a motion duly made, seconded and carried, the Board approved Gothic’s seven (7) proposals in the total amount of \$15,600 to perform various irrigation repairs and upgrades determined after the controller audit.*
3. Election Rules Amendment Review – The Board reviewed all correspondence and attorney comments. *Upon a motion duly made, seconded and carried, the Board approved the Election Rules Change as submitted. Management will notify membership within 15 days.*
4. Rules Change Discussion – Policy Resolution No. 5 Rule Change – *Upon a motion duly made, seconded and carried, the Board approved amending the verbiage of the galvanized encasing for all affected items and adding a new line item specifically for exterior security devices to be sent out to the membership for a 28-day comment period.*
5. Ratify Unit 166 – Empire Works Deck Repairs Revised Proposal – *Upon a motion duly made, seconded and carried, the Board approved to ratify the emailed vote of Empire Works revised proposal to perform deck repairs to Unit 166’s deck in the amount of \$15,700.00.*

### **NEW BUSINESS:**

1. Ratify Accurate Security Pros Pool Gate Repair Proposal – *Upon a motion duly made, seconded and carried, the Board ratified management’s approval for Accurate Security Pros to replace the pool gate closure in the amount of \$1,528.63.*

**NEXT MEETING:** Board meeting: August 19, 2025 & September 23, 2025 @ 6pm.

**ADJOURNMENT**

There being no further business, *a motion was made to adjourn the meeting at 8:08 p.m., which carried unanimously.*

**Respectfully Submitted & Approved:**

  
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John Croff, Association Secretary