

**VILLA ANTIGUA HOMEOWNERS ASSOCIATION  
REGULAR MINUTES OF BOARD OF DIRECTORS MEETING  
SEPTEMBER 23, 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, September 23, 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

Directors Absent:        Jan Whitacre, Director at Large

Also Present:              One (1) interested homeowner and Clover Ericson, General Manager

**MEMBER OPEN FORUM**

Homeowners in attendance was given the opportunity to speak, she said she was just there to observe.

**SUMMARY OF EXECUTIVE SESSION**

No executive meeting was held in September.

**MINUTES**

The minutes of the Regular Session Meeting held on August 19<sup>th</sup>, 2025, was reviewed. *Upon a motion duly made, seconded and carried, the meeting minutes were unanimously approved as submitted.*

**CONSENT CALENDAR**

Funds Transfer Resolution was adopted by general consent.

**FINANCIAL**

BALANCE SHEET as of August 31, 2025, was reviewed and shows Total Current Asset Value of **\$649,396.76** as of August 31, 2025.

BUDGET VS. ACTUALS STATEMENT as of August 31, 2025, was reviewed. As of August 31, 2025, monthly income was \$37,938.33 under the anticipated budget.

ACCOUNTS RECEIVABLE: \$944.90 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, August 2025's financial statements were accepted, subject to year-end audit.*
2. **Income Investment Recommendations:** *Upon a motion duly made, seconded and carried, the Board approved of the following Certificate of Deposit investments:*
  - a. *\$50,000 CD that matures at Lynn Wealth on October 17<sup>th</sup>, to be reinvested into a 12-month CD.*
  - b. *\$50,000 to be transferred from Alliance to Lynn Wealth to be invested into a 6-month CD.*
  - c. *\$50,000 to be transferred from Alliance to Lynn Wealth to be invested into an 18-month CD.*
  - d. *\$50,000 in Alliance to be invested into a 9-month CD.*

### **ARCHITECTURAL REQUESTS**

1. Unit #002 – The Board reviewed the homeowner’s application to install a black screen door. *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 #186 – The Board reviewed the homeowner’s application to replace a patio cover and pavers. *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 #032 – The Board reviewed the homeowner’s incomplete application to replace the front privacy gate to a vinyl one. *Upon a motion duly made, seconded and carried, the application was denied based on no application was signed and submitted and Board requested additional information on color options & to provide samples of those colors.*

### **ACTION ITEMS**

#### **UNFINISHED BUSINESS**

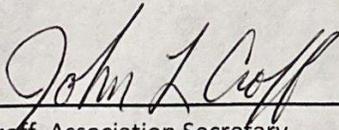
1. Revised Electrical Replacement Proposals – *Upon a motion duly made, seconded and carried, the Board approved CLD’s proposal in the amount of \$682.21 to replace a breaker box at the electrical pedestal located at 10717 Portobelo Drive. Board requested before and pictures of the replacement be submitted with invoice.*
2. Revised Landscape Controller Replacement Proposals –*Upon a motion duly made, seconded and carried, the Board approved Gothic Landscape’s proposal to replace all controllers in a total cost of \$73,387. \$51,067 to be paid upon completion of the replacements and \$22,320 to be financed with no interest for 3 years. An additional \$620 will be paid monthly to Gothic, replacing the \$785.50 UgMo monthly lease amount. Upon full payment, a \$2,200 annual cost will need to be budgeted for the subscription of the controller access equipment.*

**NEXT MEETING:** Board meeting: October 21, 2025 @ 6pm.

### **ADJOURNMENT**

There being no further business, *a motion was made to adjourn the meeting at 7:39 p.m., which carried unanimously.*

**Respectfully Submitted & Approved:**



John Croff, Association Secretary