

**VILLA ANTIGUA HOMEOWNERS ASSOCIATION
REGULAR MINUTES OF BOARD OF DIRECTORS MEETING
OCTOBER 21, 2025**

The Regular Meeting of the Villa Antigua Homeowners Association Board of Directors was called to order by President Joseph Lindsay at 6:00 p.m., Tuesday, October 21, 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
 John Croff, Secretary
 Maureen Ruchhoeft, Treasurer
 Jan Whitacre, Director at Large

Directors Absent: Marti Gray, Vice-President

Also Present: Clover Ericson, General Manager

MEMBER OPEN FORUM

No homeowners were in attendance.

SUMMARY OF EXECUTIVE SESSION

No executive meeting was held in September or October.

MINUTES

The minutes of the Regular Session Meeting held on September 23rd, 2025, was reviewed. *Upon a motion duly made, seconded and carried, the meeting minutes were approved as submitted with Director Whitacre abstaining due to his absence in September.*

CONSENT CALENDAR

Funds Transfer Resolution was adopted by general consent.

FINANCIAL

BALANCE SHEET as of September 30, 2025, was reviewed and shows Total Current Asset Value of **\$543,241.26** as of September 30, 2025.

BUDGET VS. ACTUALS STATEMENT as of September 30, 2025, was reviewed. As of September 30, 2025, monthly income was \$5,249.26 over the anticipated budget.

ACCOUNTS RECEIVABLE: \$401.40 total amount of delinquencies. Delinquent accounts over 60 days were brought current so no action needed.

1. **Acceptance of the CPA Audit Review:** *Upon a motion duly made, seconded and carried, the Board approved DeMaine's June 2025 Review to be distributed to the homeowners by October 31, 2025.*
2. **Accept Financial Statements:** *Upon a motion duly made, seconded and carried, September 2025's financial statements were accepted, subject to year-end audit.*

ARCHITECTURAL REQUESTS

1. Unit #185 – The Board reviewed the homeowner’s application to install a 6 foot wooden fence at the top of his property slope. The Board needed additional information on neighbor’s notification and if the current chain link fence was being removed. Board agreed to vote via email once homeowner submits that information.
2. Unit #103 – The Board reviewed the homeowner’s application to enclose the master bedroom balcony deck. *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 056 – Perimeter Wall Rebuild to Hardie – *Upon a motion duly made, seconded and carried, the Board approved Brasseur’s proposal in the amount of \$27,662.10 to rebuild 62’ of the perimeter wall to Hardie Board.*
2. Unit 006 – Privacy Wall Rebuild to Hardie – *Upon a motion duly made, seconded and carried, the Board approved Brasseur’s proposal in the amount of \$6,746.70 to rebuild both right & left sides of the privacy wall to Hardie Board.*
3. Unit 162 – Front yard Carob tree removal – *Upon a motion duly made, seconded and carried, the Board approved Western Tree’s proposal in the amount of \$350.00 to remove the front yard tree that is dead. Replacement will commence in approximately a year when homeowner is finished with some of his own improvements.*
4. Unit 113 – Back Yard Eucalyptus tree removal – *Upon a motion duly made, seconded and carried, the Board denied to pay Western Tree’s proposal in the amount of \$3,500.00 to remove the Eucalyptus tree that is along the 52 canyon slope based on it does not fit the criteria of being diseased, dead or a serious concern for structural damage. The Board will allow the homeowner to pay at his own expense, Western tree to remove the tree if he wishes.*
5. Facilities Maintenance Shed Request – *Upon a motion duly made, seconded and carried, the Board approved the Facilities Maintenance Technician to use the Landscape Shed located by the tennis courts to temporarily store his own tools needed for work orders and/or materials needed to complete work orders.*
6. Epsten Legal Fee Increases – *Upon a motion duly made, seconded and carried, the Board approved Epsten’s increases effective January 1, 2026*

NEXT MEETING: Board meeting: November 18, 2025 @ 6pm.

ADJOURNMENT

There being no further business, *a motion was made to adjourn the meeting at 7:56 p.m., which carried unanimously.*

Respectfully Submitted & Approved:



John Croff, Association Secretary