

**VILLA ANTIGUA HOMEOWNERS ASSOCIATION  
REGULAR MINUTES OF BOARD OF DIRECTORS MEETING  
NOVEMBER 18, 2025**

The Regular Meeting of the Villa Antigua Homeowners Association Board of Directors was called to order by Vice President Marti Gray at 6:02 p.m., Tuesday, November 18, 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 (arrives at 6:16p.m.)  
Marti Gray, Vice-President  
Maureen Ruchhoeft, Treasurer  
Jan Whitacre, Director at Large

Directors Absent: John Croff, Secretary

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

**MEMBER OPEN FORUM**

The homeowners in attendance was given time to address the Board.

**SUMMARY OF EXECUTIVE SESSION**

No executive meeting was held in November.

**MINUTES**

The minutes of the Regular Session Meeting held on October 21st, 2025, was reviewed. *Upon a motion duly made, seconded and carried, the meeting minutes were approved as submitted with Director Gray abstaining due to her absence in October.*

**CONSENT CALENDAR**

Funds Transfer Resolution was adopted by general consent.

**FINANCIAL**

BALANCE SHEET as of October 31, 2025, was reviewed and shows Total Current Asset Value of **\$683,982.58** as of October 31, 2025.

BUDGET VS. ACTUALS STATEMENT as of October 31, 2025, was reviewed. As of October 31, 2025, monthly income was \$15,947.11 over the anticipated budget.

ACCOUNTS RECEIVABLE: There were no delinquent accounts in October.

1. **Accept Financial Statements:** *Upon a motion duly made, seconded and carried, October 2025's financial statements were accepted, subject to year-end audit.*

**ARCHITECTURAL REQUESTS**

1. Unit #185 – The Board reviewed the homeowner's revised application to install a 6-foot vinyl fence at the top of his property slope to match the adjacent owners January 2025 approved 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.*

2. Unit #047 – The Board reviewed the homeowner’s application to replace her flat roof and perform some roof repairs. *Upon a motion duly made, seconded and carried, the application was unanimously approved, contingent upon the owner following guidelines set forth in Policy Resolution No.05, obtaining plans, selecting an approved roof color from the roof list and providing a copy of the COI naming the owner & HOA as additionally insureds.*

**ACTION ITEMS**

**UNFINISHED BUSINESS**

1. *Upon a motion duly made, seconded and carried, the Board ratified Directors Whitacre and Croff’s denial to remove and replace the Carob tree located in the front yard of Unit 120 and instead will place property on the driveway replacement list for 2026 and will install root barriers to help prevent root intrusion/cracking of the driveway.*

**NEW BUSINESS**

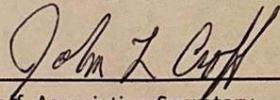
1. Ratify Men’s Bathroom Plumbing Repairs – *Upon a motion duly made, seconded and carried, the Board ratified managements approval of Mr. Rogers Neighborhood Plumbing’s repairs in the amount of \$3,750.00 to perform demo to the mainline and repair offset in the pipe.*
2. Ratify Backflow Repairs – *Upon a motion duly made, seconded and carried, the Board ratified management’s approval of Academy Backflows repair proposal to replace two (2) backflows and repairs to three (3) others in the amount of \$5,257.61 in order to pass the City of San Diego’s testing requirements.*

**NEXT MEETING:** Board meeting: January 20, 2026 @ 6pm.

**ADJOURNMENT**

There being no further business, *a motion was made to adjourn the meeting at 6:55 p.m., which carried unanimously.*

**Respectfully Submitted & Approved:**



John Croff, Association Secretary