

**VILLA ANTIGUA HOMEOWNERS ASSOCIATION  
REGULAR MINUTES OF BOARD OF DIRECTORS MEETING  
FEBRUARY 17, 2026**

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, February 17, 2026, 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: Marti Gray, Vice-President  
Maureen Ruchhoeft, Treasurer  
John Croff, Secretary

Directors Absent: Joseph Lindsay, President  
Jan Whitacre, Director at Large

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

**MEMBER OPEN FORUM**

Homeowners were given the opportunity to address the Board.

**SUMMARY OF EXECUTIVE SESSION**

The Board did not meet in executive session in February.

**MINUTES**

The minutes of the Regular Session Meeting held on January 20, 2026, were reviewed. *Upon a motion duly made, seconded and carried, the minutes were approved with two corrections.*

**CONSENT CALENDAR**

Funds Transfer Resolution was adopted by general consent.

**FINANCIAL**

BALANCE SHEET as of January 31, 2026, was reviewed and shows Total Current Asset Value of **\$729,936.74** as of January 31, 2026.

BUDGET VS. ACTUALS STATEMENT as of January 31, 2026, was reviewed. As of January 31, 2026, monthly income was \$15,905.36 over the anticipated budget.

ACCOUNTS RECEIVABLE: \$1006.40 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, January 2026's financial statements were accepted, subject to year-end audit.*
2. **Income Investment Recommendation:** *Upon a motion duly made, seconded and unanimously carried, the Board accepted the proposal to continue laddering the investment portfolio at Lynn Wealth Management by disbursing \$150,000.00 from the Alliance Money Market into two CD's for \$75,000 each that will mature in 18-months and 24-months.*

## **ARCHITECTURAL REQUESTS**

1. Unit #006 – The Board reviewed the homeowner’s revised application via email to replace the front privacy gate with a solid black gate. *Upon a motion duly made, seconded and carried, the denial of the application was ratified unanimously as submitted.*
2. Unit #046 – The Board reviewed the homeowner’s application to install HVAC. *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 #059 – The Board reviewed the homeowner’s application to add a retaining wall & planter bed. *Upon a motion duly made, seconded and carried, the application was unanimously denied as submitted based on the plans provided shows that there is no setback and no details about how it will be placed way from the neighbors zero-lot line wall.*

## **ACTION ITEMS**

### **UNFINISHED BUSINESS:**

1. Gothic Landscape Irrigation Repair Proposal – *Upon a motion duly made, seconded and carried, the Board approved Gothic’s proposal in the amount of \$1,987.71 to perform main line irrigation repairs & drip installation needed for the replacement plants damaged by the 12/15/25 car accident on Portobelo Dr. Management will include for insurance reimbursement.*
2. Gothic Landscape Agave Replacement Proposal – The Board reviewed the proposal to replace twenty-four 15-gallon foxtail agaves damaged in the 12/15/25 car accident on Portobelo Dr. *Upon a motion duly made, seconded and carried, the Board motioned to utilize the proposal for the insurance recovery costs to make the HOA whole.*

### **NEW BUSINESS:**

1. Empire Works Water Leak Test Proposal – *Upon a motion duly made, seconded and carried, the Board approved Empire Works costs of \$1,250.00 per unit to perform a water leak test to obtain exact leak issues for repairs. At this time there are five (5) units needing leak tests.*

**NEXT MEETING:** Board meeting: March 17, 2026, at 6:00pm. Homeowners Annual Meeting: April 30, 2026 @ 6pm.

## **ADJOURNMENT**

There being no further business, *a motion was made to adjourn the meeting at 8:09 p.m., which carried unanimously.*

**Respectfully Submitted & Approved:**

  
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John Croff, Association Secretary