

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

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, March 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:        Joseph Lindsay, President  
                                  Maureen Ruchhoeft, Treasurer  
                                  John Croff, Secretary  
                                  Jan Whitacre, Director at Large

Directors Absent:        Marti Gray, Vice-President

Also Present:             Clover Ericson, General Manager and 4 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 March.

**MINUTES**

The minutes of the Regular Session Meeting held on February 17, 2026, were reviewed. Directors Lindsay & Whitacre abstained since they were absent. Not enough directors to pass the minutes so they were tabled until the April meeting.

**CONSENT CALENDAR**

Funds Transfer Resolution was adopted by general consent.

**FINANCIAL**

BALANCE SHEET as of February 28, 2026, was reviewed and shows Total Current Asset Value of **\$630,192.45** as of February 28, 2026.

BUDGET VS. ACTUALS STATEMENT as of February 28, 2026, was reviewed. As of February 28, 2026, monthly income was \$8,375.54 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, February 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 reinvest the \$50,000 Certificate of Deposit into a 30-month CD at 3.65% which continues laddering the investment portfolio at Lynn Wealth Management.*

## **ARCHITECTURAL REQUESTS**

1. Unit #019 – The Board reviewed the homeowner’s application to replace walkway and expand driveway. *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 and the current HOA specifications for all concrete pours. The Homeowner confirmed no colored concrete would be used.*
2. Unit #061 – The Board reviewed the homeowner’s application to enclose the balcony. *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. Newly erected structure will become owners full responsibility to include but not limited to the balcony deck an railings.*
3. Unit #202 – The Board reviewed the homeowner’s application to install gutters. *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. All gutters and downspouts must be painted to match the adjacent surface.*
4. Unit #202 – The Board reviewed the homeowner’s application to install pavers for their front yard walkway. *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.*
5. 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 approved as submitted subject to the Board’s onsite review of the plans and any revisions requested to ensure no planter beds are against any HOA walls.*
6. Unit #124 – The Board reviewed the application from homeowner to replace her roof. No submittal documents were included to support her request. *Upon a motion duly made, seconded and carried, the application was unanimously denied as submitted based on the application being incomplete.*

## **ACTION ITEMS**

### **UNFINISHED BUSINESS:**

1. 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 approve the newly suggested plants of Fox Tail Agave, Mexican Bush Sage & Agave Americana subject to an onsite meeting with Directors Lindsay & Croff to discuss the Board’s placement of the material.*

### **NEW BUSINESS:**

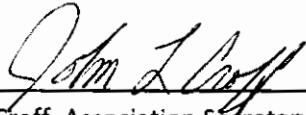
1. Fire Brush and Weed Abatement Proposal – *Upon a motion duly made, seconded and carried, the Board approved Gothic Landscape’s proposal in the amount of \$9,300 to perform the annual weed abatement along Shepherds Canyon and the 52 Highway as per contract specifications.*
2. Unit 113 – Front Yard Tree Removal Request – *Upon a motion duly made, seconded and carried, the Board approved Western Tree’s proposal in the amount of \$550.00 to remove the front yard Bottle tree at 6056 Portobelo Ct. Homeowner requests no tree replacement and the Board agreed.*

**NEXT MEETING:** Board meeting: April 30th, 2026, at 5:00pm. Homeowners Annual Meeting: April 30, 2026 @ 6pm.

**ADJOURNMENT**

There being no further business, *a motion was made to adjourn the meeting at 8:05 p.m., which carried unanimously.*

**Respectfully Submitted & Approved:**

A handwritten signature in cursive script, appearing to read "John L. Croff", written over a horizontal line.

John Croff, Association Secretary