

VILLA ANTIGUA HOMEOWNERS ASSOCIATION
REGULAR MINUTES OF BOARD OF DIRECTORS MEETING
APRIL 30, 2026

The Regular Meeting of the Villa Antigua Homeowners Association Board of Directors was called to order by President Joseph Lindsay at 5:01 p.m., Thursday, April 30, 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
 Marti Gray, Vice-President
 Maureen Ruchhoeft, Treasurer
 John Croff, Secretary
 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 April.

MINUTES

The minutes of the Regular Session Meeting held on March 17, 2026, were reviewed. *Upon a motion duly made, seconded and carried, the minutes were approved as submitted. Director Gray abstained as she was absent*

CONSENT CALENDAR

Funds Transfer Resolution was adopted by general consent.

FINANCIAL

BALANCE SHEET as of March 31, 2026, was reviewed and shows Total Current Asset Value of **\$829,724.56** as of March 31, 2026.

BUDGET VS. ACTUALS STATEMENT as of March 31, 2026, was reviewed. As of March 31, 2026, monthly income was \$8,934.39 over the anticipated budget.

ACCOUNTS RECEIVABLE: \$1,776.40 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, March 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 Lynn Wealth's recommendation to invest a \$50,000 Certificate of Deposit into a 36-month CD at 3.85% and invest a \$50,000 Certificate of Deposit into a 30-month CD at 3.80%, which continues laddering the investment portfolio at Lynn Wealth Management.*

ARCHITECTURAL REQUESTS

1. Unit #061 – The Board reviewed the homeowner’s application to replace the roof. *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 #124 – The Board reviewed the homeowner’s application to replace the roof. *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 #169 – The Board reviewed the homeowner’s application to replace the patio cover. The Board approved the application via email prior to the meeting. *Upon a motion duly made, seconded and carried, the application was unanimously ratified approved as submitted, contingent upon the owner following guidelines set forth in Policy Resolution No.05.*
4. Unit #148 – The Board reviewed the homeowner’s application to replace the roof. *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 #037 – The Board reviewed the homeowner’s application to add a turf, pavers & planter bed. *Upon a motion duly made, seconded and carried, the application was unanimously denied as submitted as there are questions about the location of the planter bed, the weep screed exposure on the zero-lot line side of the property & watering concerns that were all unanswered.*
6. Unit #184 – The Board reviewed the application from the homeowner to replace all windows and sliders. *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.*
7. Unit #169 – The Board reviewed the application from homeowner to replace AC Unit previously approved via email. *on a motion duly made, seconded and carried, the application was unanimously ratified approved as submitted, contingent upon the owner following guidelines set forth in Policy Resolution No.05.*

ACTION ITEMS

NEW BUSINESS:

1. HOA Insurance Renewal Proposal – *Upon a motion duly made, seconded and carried, the Board approved LaBarre Oksnee’s proposal to renew the HOA’s master insurance policy in the total amount of \$16,212 for the period of May 1, 2026 – May 1, 2027.*
2. Empire Works – Deck Repairs Proposal – *Upon a motion duly made, seconded and carried, the Board approved Empire Works proposal to perform deck repairs per the specifications stated in the proposal in the total amount of \$18,800.00.*
3. Unit 169 – Brasseurs Privacy Wall Rebuild Proposal – *Upon a motion duly made, seconded and carried, the Board approved Brasseurs proposal to rebuild the privacy wall in front of 6099 Portobelo Ct, Unit 169 to Hardie Board in the amount of \$12,962.40.*

NEXT MEETING: Board meeting: May 19th, 2026, at 6:00pm. Reconvened Homeowners Annual Meeting: May 27, 2026 @ 4pm.

ADJOURNMENT

There being no further business, *a motion was made to adjourn the meeting at 7:41 p.m., which carried unanimously.*

Respectfully Submitted & Approved:


John Croff, Association Secretary