**VILLA ANTIGUA HOMEOWNERS ASSOCIATION**
**REGULAR MINUTES OF BOARD OF DIRECTORS MEETING**
**JUNE 16, 2026**

The Regular Meeting of the Villa Antigua Homeowners Association Board of Directors was called to order by President Joseph Lindsay at 6:01 p.m., Tuesday, June 16, 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:

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| Directors Present: | Joseph Lindsay, President<br>Marti Gray, Vice-President<br>Maureen Ruchhoeft, Treasurer<br>Jan Whitacre, Secretary<br>Shannon Matheny, Director at Large |
| Also Present: | Clover Ericson, General Manager and 2 interested homeowners |

***MEMBER OPEN FORUM***
Homeowners were given the opportunity to address the Board.

***SUMMARY OF EXECUTIVE SESSION***
The Board met in executive session immediately after to discuss member discipline and personnel matters.

***MINUTES***
The minutes of the Regular Session Meeting held on May 19, 2026, was reviewed. *Upon a motion duly made, seconded and carried, the minutes were approved as submitted. Director Matheny abstained as he was not present.* The minutes of the Reconvened Annual Homeowners Meeting held on May 27, 2026, was reviewed. *Upon a motion duly made, seconded and carried, the minutes were unanimously approved with edits to include an explanation about the write-in portion.*

***CONSENT CALENDAR***
Funds Transfer Resolution was adopted by general consent.

***FINANCIAL***
BALANCE SHEET as of May 31, 2026, was reviewed and shows Total Current Asset Value of **$785,341.34** as of May 31, 2026.
BUDGET VS. ACTUALS STATEMENT as of May 31, 2026, was reviewed. As of May 31, 2026, monthly income was $30,957.34 under the anticipated budget.
ACCOUNTS RECEIVABLE: $1,105.00 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, May 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 the $50,000.00 Certificate of Deposit that matures July 2, 2026 with Alliance into a Certificate of Deposit with Lynn Wealth that will mature in 24 months.*

***ARCHITECTURAL REQUESTS***

1. Unit #077 – The Board reviewed the homeowner's application to replace windows, front screen, light fixtures and repainting entry door. *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 #138 – The Board reviewed the homeowner's application to replace windows and sliders. *Upon a motion duly made, seconded and carried, the application was not complete with any supporting documents and the Board unanimously denied as submitted, requesting additional documents as per guidelines set forth in Policy Resolution No.05.*
3. Unit #001/002 – The Board reviewed the homeowner's application to replace a side fence shared by both owners to match the vinyl fence installed on Unit 002's opposite neighbor. *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. Board shared the city's zone zero plan it wishes to implement by 2029 with HO & he acknowledged the information but insisted on proceeding as planned.*

***ACTION ITEMS***

**UNFINISHED BUSINESS:**

1. Portobelo Drive Slope Block Wall Proposals – *Upon a motion duly made, seconded and carried, the Board approved Gothic Landscape's proposal to install 120 linear feet by 12 inch high with ¾ inch gravel-based rock using a 16in x 6in x1 10in tan block in the amount of $5,170.00.*

**NEW BUSINESS:**

1. 2026-2027 Annual Tree Trimming Proposal – *Upon a motion duly made, seconded and carried, the Board approved Western Tree's 2026-2027 proposal to perform the annual maintenance of the trees in the Association at a cost of $37,800.00 through June 30, 2027.*
2. Workers Compensation Renewal – *Upon a motion duly made, seconded and carried, the Board approved Hanover's renewal offer in the annual amount of $11,050.00 to be effective from July 1, 2026 - July 1, 2027.*
3. Electronic Transmission Preauthorization Consent Form - *Upon a motion duly made, seconded and carried, the Board approved, and all signed the electronic transmission consent form to be placed on file in the corporate records.*
4. Code of Ethics Agreement – Newly elected Board member, Shannon Matheny, signed the Board Members' Code of Ethics agreement. *Upon a motion duly made, seconded and carried, the Board approved the Code of Ethics agreement as signed by Mr. Matheny to be placed on file in the corporate records.*

***NEXT MEETING:*** Board meeting: July 21, 2026, at 5:00pm.

***ADJOURNMENT***

There being no further business, *a motion was made to adjourn the meeting at 7:16 p.m., which carried unanimously.*

**Respectfully Submitted & Approved:**

Jan Whitacre, Association Secretary