VILLA ANTIGUA HOMEOWNERS ASSOCIATION
REGULAR MINUTES OF BOARD OF DIRECTORS MEETING
JULY 21, 2026

The Regular Meeting of the Villa Antigua Homeowners Association Board of Directors was called to order by Vice President Marti Gray at 5:12 p.m., Tuesday, July 21, 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 – Via Zoom Marti Gray, Vice-President Maureen Ruchhoeft, Treasurer Jan Whitacre, Secretary Shannon Matheny, Director at Large
Also Present:	Clover Ericson, General Manager

MEMBER OPEN FORUM

No Homeowners were present.

SUMMARY OF EXECUTIVE SESSION

The Board met in executive session immediately after to approve meeting minutes and discuss member discipline matters.

MINUTES

The minutes of the Regular Session Meeting held on June 16, 2026, was reviewed. *Upon a motion duly made, seconded and carried, the minutes were approved as submitted.*

CONSENT CALENDAR

Funds Transfer Resolution was adopted by general consent.

FINANCIAL

BALANCE SHEET as of June 30, 2026, was reviewed and shows Total Current Asset Value of **$897,763.46** as of June 30, 2026.

BUDGET VS. ACTUALS STATEMENT as of June 30, 2026, was reviewed. As of June 30, 2026, monthly income was $10,398.09 under the anticipated budget.

ACCOUNTS RECEIVABLE: $0. No delinquent accounts.

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. **CPA Proposals for the 2026 Fiscal Year End Taxes/Annual Financial Review:** *Upon a motion duly made, seconded and unanimously carried, the Board unanimously accepted DeMaine's proposal in the amount of $1,020.00 to perform the Association 2026 fiscal year end taxes and the annual financial review.*

ACTION ITEMS

UNFINISHED BUSINESS:

1. Irrigation Lid Replacement Proposal – *Upon a motion duly made, seconded and carried, the Board denied Gothic Landscape's proposal to replace 81 lids in the amount of $6,319.89. Board directed Management to obtain the cost to purchase directly and have the facilities maintenance technician install.*

NEW BUSINESS:

1. Unit 207 – Privacy Wall Replacement Proposal – *Upon a motion duly made, seconded and carried, the Board approved Brasseurs to replace 17 feet of left and right sides of 10781 Portobelo Drive's privacy wall in the amount of $11,701.80.*
2. Unit 202 – Privacy Wall Replacement Proposal – *Upon a motion duly made, seconded and carried, the Board approved Brasseurs to replace 19 feet of left and right sides of 10741 Portobelo Drive's privacy wall, to include 10 feet of footings in the amount of $12,579.60*
3. El Escorial Slope Improvements – *Upon a motion duly made, seconded and carried, the Board approved Gothic's proposal to remove and grind all acacia and its main stump and grind stump 2 stumps in the amount of $6,650.00.*

NEXT MEETING: Board meeting: August 18, 2026, at 5:30pm.

ADJOURNMENT

There being no further business, *a motion was made to adjourn the meeting at 5:49 p.m., which carried unanimously.*

Respectfully Submitted & Approved:

Jan Whitacre, Association Secretary