

**VILLA ANTIGUA HOMEOWNERS ASSOCIATION
REGULAR MINUTES OF BOARD OF DIRECTORS MEETING
AUGUST 18, 2026**

The Regular Meeting of the Villa Antigua Homeowners Association Board of Directors was called to order by Vice President Marti Gray at 5:33 p.m., Tuesday, August 18, 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: Two (2) interested homeowners and Clover Ericson, General Manager

MEMBER OPEN FORUM

Homeowners present were given the opportunity to address the Board.

SUMMARY OF EXECUTIVE SESSION

The Board did not meet in executive session in the month of August.

MINUTES

The minutes of the Regular Session and Executive Session Meetings held on July 21, 2026, were 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 July 31, 2026, was reviewed and shows Total Current Asset Value of **\$709,441.93** as of July 31, 2026.

BUDGET VS. ACTUALS STATEMENT as of July 31, 2026, was reviewed. As of July 31, 2026, monthly income was \$2,096.75 over the anticipated budget.

ACCOUNTS RECEIVABLE: \$850.00. Delinquent accounts over 60 days were brought current so no action needed.

1. **Accept Financial Statements:** *Upon a motion duly made, seconded and carried, July 2026's financial statements were accepted, subject to year-end audit.*

ARCHITECTURAL REQUESTS

1. Unit #141 – 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.*

ACTION ITEMS

UNFINISHED BUSINESS:

1. Irrigation Lid Replacement Proposal – *Upon a motion duly made, seconded and carried, the Board approved the facilities maintenance technicians request to replace 48 damaged irrigation lids at a cost not to exceed \$1,400.00. Board approves green lids only.*
2. El Escorial Slope Improvements – *Upon a motion duly made, seconded and carried, the Board approved Western Tree's proposal in the amount of \$3,500.00 to remove five (5) Eucalyptus trees at the lowest end of the slope to prepare for plantings and possible retaining wall installation.*

NEW BUSINESS:

1. Pool Concrete Table Replacement Proposal – *Upon a motion duly made, seconded and carried, the Board approved Pretty Pots proposal in the total amount of \$6,873.75 to demo, remove & replace 3 tables and 9 benches in the design Palms II.*
2. Pickleball Rule Discussion – *The Board reviewed the owners request to allow Pickleball using the new quiet equipment option. Upon a motion duly made, seconded and carried, the Board approved adding a proposed rule to prohibit all pickleball games and any non-tennis sports on the tennis courts and would like to submit to the homeowners for their 28-day comment period.*

NEXT MEETING: Board meeting: September 15, 2026, at 5:30pm.

ADJOURNMENT

There being no further business, *a motion was made to adjourn the meeting at 7:22 p.m., which carried unanimously.*

Respectfully Submitted & Approved:



Jan Whitacre, Association Secretary