

**VILLA ANTIGUA HOMEOWNERS ASSOCIATION
REGULAR MINUTES OF BOARD OF DIRECTORS MEETING
SEPTEMBER 15, 2026**

The Regular Meeting of the Villa Antigua Homeowners Association Board of Directors was called to order by President Joseph Lindsay at 5:35 p.m., Tuesday, September 15, 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
 Jan Whitacre, Secretary
 Shannon Matheny, Director at Large

Also Present: (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 met in executive session just after the open session meeting to discuss legal matters and contract discussions.

MINUTES

The minutes of the Regular Session held on August 18, 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 August 31, 2026, was reviewed and shows Total Current Asset Value of **\$773,357.31** as of August 31, 2026.

BUDGET VS. ACTUALS STATEMENT as of August 31, 2026, was reviewed. As of August 31, 2026, monthly income was \$4,815.40 over the anticipated budget.

ACCOUNTS RECEIVABLE: \$1,230.00. Delinquent accounts over 60 days were brought current so no action needed.

1. **Accept Financial Statements:** *Upon a motion duly made, seconded and carried, August 2026's financial statements were accepted, subject to year-end audit.*
2. **Income Investment Recommendations:** *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 30-month CD at 4.30% and invest a \$50,000 Certificate of Deposit into a 24-month CD at 4.20%, which continues laddering the investment portfolio at Lynn Wealth Management.*

ARCHITECTURAL REQUESTS

1. Unit #164 – The Board reviewed the homeowner's application to replace the roof that was previously approved via emergency email. *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.*

ACTION ITEMS

UNFINISHED BUSINESS:

1. Tennis Court Rule Changes – The Board carefully considered all comments submitted in favor and opposed to the proposed rule change submitted. *Upon a motion duly made, seconded and carried, the Board approved the rule change as submitted. Management will notify membership within 15 days.*
2. El Escorial Slope Improvements – *Upon a motion duly made, seconded and carried, the Board approved Gothic Landscape's proposals totaling \$21,600.00 to replant vegetation as proposed, install a retaining wall and add a DG pathway.*

NEW BUSINESS:

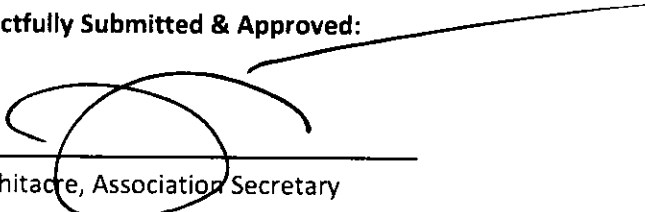
1. Irrigation Sprinkler Replacement Proposal – *Upon a motion duly made, seconded and carried, the Board approved Gothic Landscape's proposal in the amount of \$2,760.00 to replace the irrigation sprinkler heads from two-inch to six-inch high from El Escorial to 6110 Portobelo Ct.*
2. HVAC/Heat Installation at Clubhouse/Office – *Upon a motion duly made, seconded and carried, the Board approved Mauzy Heating and Air's proposal in the amount of \$19,674.13 to install a mini-split AC/Heat system in the clubhouse and office.*
3. Dapa Janitorial Contract Increase Notice – *Upon a motion duly made, seconded and carried, the Board approved Dapa's increase notice as submitted, 3% for both winter and summer rates through July 2027 & 3.5% from July through December 2027.*
4. Republic Trash Increase Notice – *Upon a motion duly made, seconded and carried, the Board approved the new monthly amount of \$226.80 for the trash services provided in the landscape shed area.*

NEXT MEETING: Board meeting: October 20, 2026, at 5:30pm.

ADJOURNMENT

There being no further business, *a motion was made to adjourn the meeting at 7:27 p.m., which carried unanimously.*

Respectfully Submitted & Approved:



Jan Whitacre, Association Secretary