

# VILLANITAS HOMEOWNERS ASSOCIATION

## SPECIAL MEETING OF BOARD OF DIRECTORS

### MINUTES

April 14, 2021

**Directors Present:** D. Martin, M. Grimes, C. Moser, P. Moulds and E. Jackson

**Directors Absent:** None

**Staff Present:** D. Walters of Elite Community Management

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### **CALL TO ORDER**

Denise Martin, President, called the meeting to order at 5:45 p.m. by Zoom.

### **HOMEOWNER FORUM**

Two homeowners called into the meeting regarding an issue with a neighbor.

### **APPROVAL OF MINUTES**

The minutes of the March 10, 2021 Regular Meeting of the Board of Directors and the March 10, 2021 Executive Session were reviewed and upon a motion duly made, and seconded, the Board unanimously approved the minutes as written.

It was noted that the Executive Session was held to conduct two hearings, resulting in the assessment of one fine and the decision to have the necessary work performed at one home and charge the cost to the owner.

### **FINANCIAL REPORT**

#### Financial Report

The Board reviewed the financials for the month ending March 31, 2021. Items reviewed were the assets, liabilities, reserves and bank statements in compliance with California Civil Code.

#### Delinquency Report

The Board reviewed the report as provided.

### **MANAGEMENT REPORT**

The Board reviewed the work orders issued since the last meeting.

### **NEW BUSINESS**

#### Alleged Violation

The Board reviewed the concerns submitted by some of the owners regarding another home in the community. The Board agreed to monitor the situation and take action if there is anything that is found to be a violation of the governing documents, noting that other agencies with jurisdiction over code enforcement and parking have been contacted by the owners.

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IDR Request

The Board reviewed a request for IDR from one owner.

**Upon a motion duly made, and seconded, the Board unanimously appointed Ms. Martin and Ms. Jackson to attend IDR with the owner and authorized them to come to a resolution of the dispute with the owner.**

Tennis Court Lighting/Tot Lot Light

The Board discussed the concerns with Angel Electric and agreed to get bids from an alternate contractor to install the lights.

Tot Lot Opening

The Board discussed the opening of the Tot Lot and the current requirements due to the pandemic. It was noted that the electronic access system is not functioning so the lot cannot be opened until it is repaired.

**Upon a motion duly made, and seconded, the Board unanimously agreed to open the tot lot as soon as possible with the posting of the state Play It Safe signage.**

Landscape Drainage

This item was postponed for the regular meeting due to time limitations.

Gutters

This item was postponed for the regular meeting due to time limitations.

**ADJOURNMENT**

There being no further business to bring before the Board, the meeting was adjourned at 6:20 p.m.

Prepared by:

*Elite Community Management*

*no signature due to Covid*

Secretary

Date