

VILLANITAS HOMEOWNERS ASSOCIATION

REGULAR MEETING OF BOARD OF DIRECTORS

MINUTES

August 24, 2017

Directors Present: D. Martin, O. Canler, L. Grimes, A. Kreutzer, and T. Atkins

Directors Absent: None

Others Present: D. Walters of Elite Community Management

CALL TO ORDER

Denise Martin, President, called the meeting to order at 6:15 p.m. at the Wandering Road Park.

BALLOTING FOR CONVERSION TO RECYCLED WATER

Confirmation of Quorum

It was noted that 156 ballots were received. With no further ballots to collect, balloting was closed and the Inspector of Election began counting the ballots.

Ballot Counting

The Inspector of Election concluded counting of the ballots and reported that the vote for the Capital Expenditure to Convert to Recycled Water for the Wandering Road Park irrigation was approved with 152 votes in favor and 6 votes opposed.

HOMEOWNER FORUM

There were no comments at this time.

Hearing – 1556 Valleda

The owner was not present and did not respond to the hearing notice regarding multiple violations. This item was postponed for Executive Session as a matter of member discipline.

APPROVAL OF MINUTES

The minutes of the July 23, 2017 Regular Meeting of the Board of Directors and the minutes of the July 12, 2017 Executive Session of the Board of Directors were reviewed and upon a motion duly made, and seconded, the Board unanimously approved the minutes as corrected.

It was noted that the Executive Session was held regarding a matter of potential litigation, resulting in the Board directing that legal counsel issue a letter to the City, and to address 4 matters of member discipline resulting in two members being assessed fines and two members being granted an extension of time to complete the necessary work.

FINANCIAL REPORT

Financial Report

The Board reviewed the financials for the month ending July 31, 2017. Items reviewed were the assets, liabilities, reserves and bank statements in compliance with California Civil Code, Section 1365.5.

Delinquency Report

The Board reviewed the report as provided. There was no action required at this time.

MANAGEMENT REPORT

The Board reviewed the work order history as provided by Elite Community Management.

COMMITTEE REPORTS

Architectural/Rules

There was no report at this time.

Landscape

It was noted that the meter has been installed for the recycled water and that the plans have been accepted by the City.

Upon a motion duly made, and seconded, the Board unanimously approved the proposal from Pacific Green Landscape for the Recycled Water Conversion at a cost of \$39,992.

Website

There was no report at this time.

Newsletter

The Board discussed items to be included in the next newsletter.

OLD BUSINESS

Poll of Community

Ms. Martin will bring information regarding pool access use for the Board to review at the next meeting.

Appeal of Architectural Decision – 1445 Valleda Lane

The Board reviewed the information provided by and the request of the owner to allow her fence replacement despite the variation from the current rules.

Upon a motion duly made, and seconded, the Board unanimously agreed to uphold the denial of the application for the fence replacement, as the height must be brought into compliance.

NEW BUSINESS

Repair of Deck Coating

The Board requested that the repairs be scheduled to follow the shut off of the pool heat in November.

Pool Heater Shut Off

Upon a motion duly made, and seconded, the Board unanimously agreed to have the pool heater shut down on November 6, 2017.

Reserve Study

The Board reviewed the draft report.

2018 Budget

Mr. Canler will work on a draft for review at the September meeting.

CORRESPONDENCE

The Board reviewed the incoming and outgoing correspondence. The Board requested that one owner be sent a hearing notice for the next meeting.

ADJOURNMENT

There being no further business to bring before the Board, the meeting was adjourned to Executive Session at 7:42 p.m.

Prepared by:

Elite Community Management

Secretary

Date