

VILLANITAS HOMEOWNERS ASSOCIATION

REGULAR MEETING OF BOARD OF DIRECTORS

MINUTES

February 8, 2017

Directors Present: D. Martin, O. Canler, A. Kreutzer, J. Schwartz and L. Grimes

Directors Absent: None

Others Present: D. Walters of Elite Community Management

CALL TO ORDER

Denise Martin, President, called the meeting to order at 6:27 p.m. at the San Diego County Credit Union Community Room.

HOMEOWNER FORUM

There were no owners present at this time.

Hearings – 1556 Valleda Lane

The owner was not present and did not respond to the hearing notice on either violation. It was noted that the balcony remains in place at the unit in violation of the governing documents.

Upon a motion duly made, and seconded, the Board unanimously agreed to assess a fine of \$250 to the owner of 1556 Valleda and to continue to suspend their access to the common area facilities for the ongoing violation of the governing documents in regard to the unapproved balcony and to schedule a subsequent hearing for the next meeting.

APPROVAL OF MINUTES

The minutes of the January 11, 2017 Regular Meeting of the Board of Directors were reviewed and upon a motion duly made, and seconded, the Board unanimously approved the minutes as written.

FINANCIAL REPORT

Financial Report

The Board reviewed the financials for the month ending December 31, 2016. 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

The Board discussed the issue with trash cans being left out in violation of the documents and recent issues with set back and height limits for fences and walls.

Landscape

There was nothing to review at time.

Website

There was no report at this time.

Newsletter

There was no report at this time.

OLD BUSINESS

Play Equipment

The Board reviewed information on additional equipment to be added to the tot lot.

Upon a motion duly made, and seconded, the Board approved \$8,500 to be spent on additional play equipment from the 2017 Budget; this is to be in addition to that from the 2016 Budget which was approved in November 2016.

Inspector(s) of Election

Upon a motion duly made, and seconded, the Board unanimously appointed Ms. Dawn Walters as the Inspector of Election for the April 2017 Annual Meeting and Election of Directors.

NEW BUSINESS

Playground Inspection

Upon a motion duly made, and seconded, the Board unanimously approved the proposal from ProTec Building Services for the Inspection of the Playground at a cost of \$350.00.

CORRESPONDENCE

The Board reviewed the incoming and outgoing correspondence.

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ADJOURNMENT

There being no further business to bring before the Board, the meeting was adjourned at 7:27 p.m.

Prepared by:
Elite Community Management


Secretary

3/20/17
Date