

**VILLANITAS
HOMEOWNERS ASSOCIATION**

REGULAR MEETING OF BOARD OF DIRECTORS

MINUTES

January 13, 2016

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

Directors Absent: D. Martin

Others Present: D. Walters of Elite Community Management

CALL TO ORDER

Olivier Canler, Treasurer, called the meeting to order at 6:02 p.m. at the Community Room at San Diego County Credit Union.

HOMEOWNER FORUM

There were no owners present at this time.

APPROVAL OF MINUTES

The minutes of the November 4, 2015 Regular Meeting were reviewed and upon a motion duly made, and seconded, the Board unanimously approved the minutes as corrected.

FINANCIAL REPORT

Financial Report

The Board reviewed the financials for the months ending November 30, 2015 and December 31, 2015. 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 by management.

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

Upon a motion duly made, and seconded, the Board unanimously agreed to have a shrub in the common area removed that is growing into the yard of 1433 Valleda.

Website

There was no report at this time.

Newsletter

It was noted that the last hard copy newsletter would be the January/February edition and that all future newsletters would be available only on the association's website.

OLD BUSINESS

Pool Deck

Mr. Kreutzer reported that he would obtain updated pricing from the contractors for review at the next meeting.

Play Equipment

The Board reviewed the information in the Reserve Study regarding the age and cost of the play equipment. This item was postponed.

NEW BUSINESS

Nominating Committee

Upon a motion duly made, and seconded, the Board unanimously agreed that they would act as the Nominating Committee and mail self-nomination forms to the owners.

CORRESPONDENCE

The Board reviewed the incoming and outgoing correspondence.

ADJOURNMENT

There being no further business to bring before the Board, the meeting was adjourned at 6:51 p.m.

Prepared by:

Elite Community Management



Secretary ~~PRESIDENT~~

Date 3/8/16