

VILLANITAS HOMEOWNERS ASSOCIATION

REGULAR MEETING OF BOARD OF DIRECTORS

MINUTES

January 11, 2017

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

Directors Absent: J. Schwartz

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 San Diego County Credit Union Community Room.

HOMEOWNER FORUM

Mr. Cali was present to discuss the need for his home to be painted. The Board reviewed his email and agreed to review the home again and make contact with the owner regarding the specifics of the need and work with the owner on colors and scheduling in the summer/fall. The Board thanked Mr. Cali for coming to the meeting.

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 stairs have been removed but the balcony remains in place at the unit in violation of the governing documents but that some improvement has been made on the yard maintenance.

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 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.

Hearings – 1607 Linda Sue Lane

The owner was not present and did not respond to the hearing notice on either violation. It was noted that an architectural request was submitted and approved for the renovation of the front yard with a completion date of January 30, 2017.

Upon a motion duly made, and seconded, the Board unanimously agreed to assess a fine of \$100 to the owner of 1607 Linda Sue for non-compliance with the regulations regarding the parking of a trailer on the property noting that future violations will result in a subsequent hearing and additional fines.

Upon a motion duly made, and seconded, the Board unanimously agreed to remind the owner of 1607 Linda Sue of the January 30, 2017 completion date on the approved architectural request, noting that failure to complete the renovations to the yard by that date will result in a subsequent hearing being scheduled and the possible assessment of fines.

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Hearing – 1528 Tzena Way

The owner was present for the meeting and to discuss the palm tree that was cut in half without submission of an architectural request. The owner stated that they would have the tree completely removed within a few weeks. The Board thanked the owner for their attendance.

Upon a motion duly made, and seconded, the Board unanimously agreed that the owner of 1528 Tzena Way must submit an architectural request for the removal of the tree in question that was cut in half and remove the entire tree within 30 day or a fine of \$100 will be assessed and a subsequent hearing scheduled.

APPROVAL OF MINUTES

The minutes of the November 2, 2016 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 November 30, 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.

The Board adjourned to Executive Session to take action to foreclose on a lien at 7:00 p.m.

The Board reconvened the meeting at 7:02 p.m.

It was noted that Board took action to foreclose on a lien on APN # 257-252-06-00 in Executive Session.

Upon a motion duly made, and seconded, the Board unanimously agreed to place a lien on account #12863.

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

There was nothing to review at time.

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Website

There was no report at this time.

Newsletter

There was no report at this time.

OLD BUSINESS

Play Equipment

It was requested that management request a proposal for the inspection of the equipment.

NEW BUSINESS

Request for Extension on Maintenance -1633 Valleda

This item was addressed during Homeowner Forum.

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 all owners.

Inspector(s) of Election

There was no one present to appoint at this time.

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 7:19 p.m.

Prepared by:

Elite Community Management



Secretary

2/8/17

Date