

**VILLANITAS  
HOMEOWNERS ASSOCIATION**

**REGULAR MEETING OF BOARD OF DIRECTORS**

**MINUTES**

**January 10, 2018**

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

**Directors Absent:** A. Kreutzer and T. Atkins

**Others Present:** D. Walters of Elite Community Management and two owners

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**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**

Two owners were present in response to hearing notices.

**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.

**Hearing – 1532 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.

**Hearing – 1440 Valleda**

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

**Hearing – 1627 Valleda**

The owner was present to discuss the violations. It was noted that the owner has the work scheduled and it will be completed within a couple of weeks. The Board thanked the owner for his attendance. Action on this item was postponed for Executive Session as a matter of member discipline.

**Hearing – 1609 Valleda**

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

Hearing – 407 Jolina

The owner was present to discuss the violations. The owner stated that he did not realize this was a community separate from others where he has purchased and renovated. The Board clarified the requirement to obtain architectural approvals and the installation of an asphalt shingle roof is prohibited. The owner stated that his intent was not to disregard the regulations of the community. The Board thanked the owner for his attendance. Action on this item was postponed for Executive Session as a matter of member discipline.

**APPROVAL OF MINUTES**

**The minutes of the November 8, 2017 Regular Meeting of the Board of Directors and the minutes of the November 8, 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 written.**

It was noted that the Executive Session was held regarding 13 matters of member discipline resulting in fines being assessed to five members and eight items being resolved.

**FINANCIAL REPORT**

Financial Report

The Board reviewed the financials for the month ending November 30, 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.

**Upon a motion duly made, and seconded, the Board unanimously agreed to lien account #12865.**

The Board directed management to schedule hearings with two owners regarding their failure to pay.

**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

The Board discussed the status of the conversion to recycled water.

Website

There was no report at this time.

Newsletter

There was no report at this time.

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**OLD BUSINESS**

Poll of Community

It was noted that the Board is waiting on cost information and feasibility regarding solar and electric heater.

Solar Energy Options for Pool

Mr. Atkins was not present to report on his findings, but did send an inquiry to the Board about his actions thus far and whether the Board wanted him to proceed with getting more information. The Board agreed that Mr. Atkins should proceed with obtaining any information he can as well as what solar would look like with the existing gas heater and what it would be if they changed to an electric heater would also be helpful.

Electric Pool Heater v. Gas Pool Heater

The Board reviewed a response from Nelson & Sons with a ballpark cost for installation of changing to an electric heater for the pool at a cost of \$20,0000+. It was noted that the decision on changing from gas to electric was dependent on the solar investigation.

**NEW BUSINESS**

Annual Meeting

It was noted that the Annual Meeting of Members and Election of Directors would be held in April.

Nominating Committee

**Upon a motion duly made, and seconded, the Board unanimously agreed to be the Nominating Committee and mail self-nomination forms to all owners.**

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 upcoming Election of Directors.**

**CORRESPONDENCE**

The Board reviewed the incoming and outgoing correspondence.

**ADJOURNMENT**

There being no further business to bring before the Board, the meeting was adjourned to Executive Session at 7:20 p.m.

Prepared by:

*Elite Community Management*

 2/14/18

Secretary

Date