

VILLANITAS HOMEOWNERS ASSOCIATION

REGULAR MEETING OF BOARD OF DIRECTORS

MINUTES

January 15, 2019

Directors Present: D. Martin, O. Canler, and M. Grimes

Directors Absent: T. Atkins and L. Ansley

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

There were no homeowners present at this time.

APPROVAL OF MINUTES

The minutes of the December 12, 2018 Regular Meeting of the Board of Directors and the minutes of the December 12, 2018 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 two matters of member discipline.

FINANCIAL REPORT

Financial Report

Due to the year end, the financials were not ready for review at this time. They will be forwarded to the Board once complete.

Delinquency Report

There was no report to review at this time.

MANAGEMENT REPORT

There were no work orders issued since the last meeting.

COMMITTEE REPORTS

Architectural/Rules

The Board discussed a concern regarding shrub height. It was noted that there is no height specifications for front shrubs. The Board also discussed one home that has started to install a patio cover without an application being submitted and requested that a letter be sent to the owner.

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The Board reviewed a response from one owner regarding the recessing of stepping stones and declined the owners request to add more bark to the area instead.

Landscape

It was noted that the rain sensor has been installed. The Board requested that management obtain information from the contractor regarding the cost to reactivate the irrigation in the open space and the over seeding of the park area at the next appropriate time.

It was noted that once again there has been a rope hung from a large branch in one of the trees in the park despite the association removals previously.

Upon a motion duly made, and seconded, the Board unanimously agreed to have the problematic branches removed by Vista Tree Service at a cost not to exceed \$750 and that if the cost is in excess management shall have the rope removed instead.

Website

There was no report at this time.

Newsletter

There was no report at this time.

OLD BUSINESS

Playground Inspection & Repairs

The Board reviewed information on replacing a section of the damaged equipment or replacing the entire structure. The Board requested that a meeting be set up with Dave Bang Associates so that Ms. Martin and Mr. Grimes can discuss concerns and ask questions of the representative.

NEW BUSINESS

Tennis Court Repair/Resurface

The Board reviewed the proposal from Matchpoint and requested that another proposal be obtained. It was also requested that an estimate be obtained from Richris Maintenance for the painting of the retaining wall, light posts and fence around the tennis court.

CORRESPONDENCE

The Board reviewed the incoming and outgoing correspondence.

ADJOURNMENT

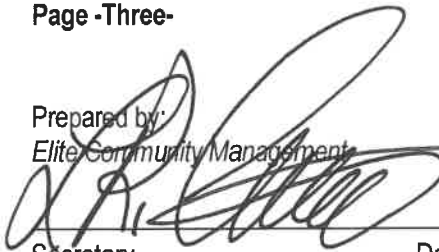
There being no further business to bring before the Board, the meeting was adjourned at 7:33 p.m.

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Prepared by:
Elite Community Management



Secretary

3/13/2019
Date